



building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



'Smart Moves for Success' **RMBF Conference preview issue:**

Into the heart of Marlborough wine country
Key industry announcements anticipated
Outstanding social schedule
Celebrity and guest speakers



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building today

RMBF president Brent Mettrick says it's time to put up and end the tirade of headlines generated again in recent times regarding "leaky homes syndrome".

He proposes a solution to put to rest, once and for all, what has turned out to be one of the costliest sagas in New Zealand construction history.

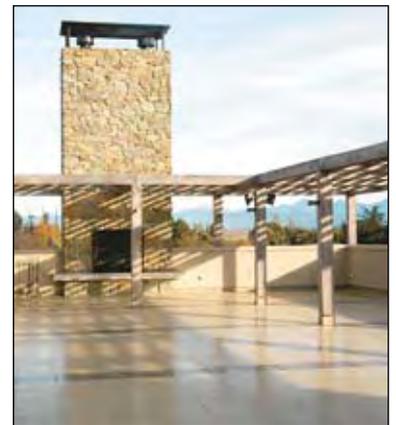
Read how he'd tackle the problem and show the leadership required in a time of unprecedented hardship in the industry.

Meanwhile, the theme for this year's RMBF Conference in Blenheim — Smart Moves for Success — will help attendees to focus on the opportunities available in the industry's ever-changing arena.

Members will be given the tools not only to adapt and survive, but to thrive.

As always, it looks like being one not to be missed.

Andrew Darlington
Editor



Cover pictures: Blenheim-based RMBF member Robinson Construction won the QBE Insurance Retail and Business Commercial Project Award with this entry — a six-year development project with Wither Hills Wines in Blenheim — in the 2006 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers. The RMBF annual conference kicks off in Blenheim on 16 April.

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chief's chat

by ceo warwick quinn

Key industry announcements anticipated at RMBF Conference

Well, it's that time of year again. The Registered Master Builders Annual Conference is being held in Blenheim from 16 to 18 April and, notwithstanding the difficult times we are in, we have an excellent number of delegates attending and a large sponsor contingent.

We have a great mix of business and social events planned and a variety of celebrity speakers. Minister for Building and Construction Maurice Williamson will be attending, and we are anticipating some key announcements relating to builder licensing and restricted building work.

These milestones have been a long time in the making, and the RMBF has put in many years of work on policy development and working committees to get to this point — so here's hoping.

A number of our members will be sharing their projects



with us so we can all learn from them and collectively increase our knowledge. There is also a special BRANZ business session and panel discussion which will be very interesting.

We have a number of speakers focusing on business acumen, including Steve Lange (Tony's Tyre Service) and Gareth Kiernan (Infometrics). I am sure they will impart their business knowledge and a few valuable tips, while Darrell Trigg and Bryan Williams will present on good business structure and practices, and Jane Henley and Rod Percival will hold sessions on

"green building".

We have an array of celebrity speakers that will be entertaining and enlightening, including Graeme Sinclair, Tawera Nikau and Ginette McDonald. Many trade stands will be available to peruse and we have an outstanding social schedule that I am sure you will all enjoy. I know I will.

On another note, I have visited a number of local Associations over the past couple of weeks and I must say I have thoroughly enjoyed myself. The hospitality has been humbling and the level of engagement on issues very high indeed.

What has left a huge impression on me though is the level of commitment and passion in the organisation to improve things and move forward.

I am a member of two other institutes and, while there is passion and commitment there as well, it is not to the same degree as what I have experienced with Registered Master Builders.

With that level of energy and willingness the potential of the organisation is virtually limitless.

I first noticed it at Board level. The hours and effort put in are enormous, particularly during these difficult times. The same is clearly evident at Association level through the presidents, executives and managers.

This is an extremely important ingredient when facing tough times, and I am in no doubt that we have the willingness and passion to be as successful an organisation as we can be.

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First-class facilities for thoroughbred horses in Canterbury

The Canterbury region certainly has its fair share of interesting building projects, but nothing compares with the latest job completed by Waikuku Beach-based Registered Master Builder McKenzie Builders Ltd, in August last year.

Brian and Leslie Court, of Westfield Farm in Prebbleton, commissioned Louie McKenzie and his team to build an innovative stable designed to comfortably house 12 thoroughbreds in one of the most cutting-edge training facilities seen in New Zealand.

The facility includes 12 horse boxes with rubberised heated floors, a tack room, washroom area and offices. All internal walls are made of tilt panel which was poured on site. In addition to all of these features, the McKenzie crew also built a pit to house a high-speed treadmill.

Every aspect of the specifications for this building tested the ingenuity of the crew, with attention to detail an integral part of the design, making this a truly state-of-the-art facility.

However, what really made this project a New Zealand first and also provided the biggest challenge for the McKenzie Builders team was the "aqua walker", an underwater treadmill that provides a safe, low impact form of training while the horses are submerged in water up to their bellies.

A current is formed with underwater jets, providing varying levels of resistance training for the thoroughbreds.

In effect, the walker is a circular pool with a clothesline like structure forming an inner and outer

ring of curved tilted panels, formed in steel moulds on site then water-proofed and rubberised.

The alignment of these two rings was integral to the unit functioning correctly, and it was this that provided the biggest potential headaches for the McKenzie team.

"Calculating the circumference of the inner and outer rings and the exact curvature of the 17 panels that made up the outside ring was vital. If the moulds were out a fraction the circle would never have joined up," Mr McKenzie says.

The team also had the added problem of only one mould for the inner and exterior ring. This meant that the panels had to be poured very early in the process.

As time was an issue, the crew used 40Mpa concrete, enabling them to remove the panels from the mould in only two days.

Now that the project is complete, Louie and the McKenzie builders crew feel incredibly happy to have been a part of something that was not only unique to New Zealand, but also a huge test of their abilities.

It also helps to see positive results come from their efforts, with the horses responding well in their new facility and training centre.

"The walker and the stables have generated great feedback from all quarters, and there's been a lot of interest from other stables now wanting to install a walker as well," Mr McKenzie says.

"This has been a great success for us and our client, and we're extremely proud of the end result."



It's time to put up and stop the talkfest

By RMBF president

Brent Mettrick

The construction industry and, subsequently, home owners have had to suffer yet another tirade of headlines from the media on the national travesty of justice that is the Leaky Homes Syndrome, or the now "rotten" homes.

In the past seven plus years we have seen reports and regulations passed and inflicted on everyone, and the creation of the \$20 million a year weathertightness resolution panel that seems to cost all who cross its path.

The resolutions of lawyered up participants are keeping the legal fraternity alive and well, while little, if any, money filters to the home owner and/or builders to fix the actual issues.

You have to ask — would any of this had happened if:

- the BIA had not removed timber treatment,
- proper inspections had been carried out and not via a site drive-by,



- the architectural plan details had not been missed or badly drawn, and
- yes, if the "stretched" products and their specifications were installed with the benefit of hindsight?

The answer is no to all of these. This issue is systemic and we still have yet to deal with the home owners affected by this.

The Hunn report was commissioned and it was a substantial piece of work. This was not about the builders setting out to cause a problem — why would they?

Some of our very best award-winning builders have

been caught up in this smear. Instructions and details were followed, but all too often it's the builder that gets named and shamed, and the poor home owner spirals into what seems a never-ending hell.

I propose a starter for 10. Mr Government, put your hand in your pocket and while we have the capacity gap (otherwise known as a recession), join with the local authorities, stop spending on the litigation and fix the problems.

Fifty percent Government, 25% local authorities, 25% owners by suspensory loan, and make it happen.

Something as bold as this would be showing real leadership in a time of unprecedented hardship in the industry. Surely the home owners are worthy of this help?

Unless someone has the resolve to end this, it will still be here for our children.

Government, stand up beside the BIA you disbanded; councils, step out from behind RiskPool; suppliers, re-supply your newly specified product at cost or free; and builders, pick up your hammer and let's create a process to fix this once and for all!

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Country's best carpentry apprentice can nail top prize

New Zealand's best carpentry apprentice stands to win up to \$12,000 in prizes in the Registered Master Builders 2009 Apprentice of the Year, in association with Carters.

Entries are now open for the competition, which is divided into 10 regional competitions before a national final is held in Wellington in October.

Apprentice of the Year recognises and celebrates excellence among young carpentry apprentices. It also promotes construction career opportunities, as well as raising awareness of the benefits for employers who take on apprentices.

Registered Master Builders Federation chief executive Warwick Quinn says the Federation is proud to be involved with a competition that helps foster industry leaders.

"Our members are dedicated to passing on their skills and knowledge to apprentices so they become exceptional builders and, ultimately, the leaders of the industry," Mr Quinn says.

Principal sponsor, Carters, agrees the competition showcases the best young builders in the country, as well as the valuable contribution made by employers to help them reach their full potential.

"The growth of this competition reflects the quality of young apprentices and the level of encouragement and leadership shown by their employers," Carters chief executive Stu Munro says.

All 10 2009 regional winners receive a specialist Outward Bound Leadership Programme tailored for apprentices (valued at \$2600). In addition they also have the choice of a grant towards completion of study in any construction or building course (valued at up to \$2000), or a Carters voucher for a substantial purchase (valued at up to \$1500).

Regional place getters also receive prize packs from Carters, including tools and products from Makita, Stanley and Irwin Industrial Tools, branded merchandise from the BCITO and material from the Department of Building and Housing.

Entries for the 2009 Apprentice of the Year are open until 31 July. For further information or to download an entry form go to www.masterbuilder.org.nz or www.bcito.org.nz. Entry forms can also be collected from Carters stores nationwide.



Future building leaders — the 10 regional winners from the 2008 competition.



Hamish Furniss, a previous year's regional winner, on his Apprentice of the Year-tailored Outward Bound trip.

Innovation and insulation

Future Homes NZ Ltd's innovative construction of a property in Taupo was the well deserving winner of two awards in the Registered Master Builders 2008 House of the Year, in association with PlaceMakers.

Winning the Department of Building and Housing Sustainable Homes under \$500,000 category and the Pink Batts Ultra Energy Efficiency award is an achievement that Future Homes NZ Ltd's owner/operator Alan Baddeley says was extremely satisfying.

"It's great to finally be recognised for sustainability initiatives I've been creating for the past five years. I really wanted to try and showcase to the general public what options they have to live a better quality of life at minimal extra cost," Mr Baddeley says.

Future Homes NZ Ltd invested in extensive research and development in order to source the right products to suit the property.

"The company has been — and still is — developing new ways to use a range of energy-efficient products and materials suited for residential property. The goal is to continue to create homes which are efficient to run and live in."

Mr Baddeley describes Future Homes Ltd as a leader in creating affordable sustainable homes for the New Zealand marketplace, an explanation that comes as no surprise to the competition's judges.

"This was a fantastic project — the builder made a conscious effort to be sustainable. It ticks all the boxes," national judge Guy Evans said.



Mr Baddeley has always had a keen interest in the construction industry, and has enjoyed growing Future Homes NZ Ltd as a company.

"I have always been able to construct things. Being raised on a farm and having a preference to work outdoors meant that my transition into the construction industry was a natural progression."

Since its success in the House of the Year competition, Future Homes NZ Ltd has noticed an increase in the number of enquiries it receives regarding energy-efficient homes.

Mr Baddeley wants to use this awareness to

increase the number of sustainable homes his company constructs in 2009.

"My first focus this year is to construct a new show home aimed to suit the affordable market. This template will be energy efficient and use green products and materials, a template that I think could definitely be taken to the national marketplace."

After living in an energy-efficient home, Alan says there is a noticeable distinction between them and conventionally constructed and specified properties.

"The difference between the two is huge. Energy-efficient homes are warm in winter, cool in summer, quiet and have minimal energy bills. Why would you build or live in anything else?"

The opportunity to enter the Registered Master Builders House of the Year competition was a great way to showcase Future Homes NZ Ltd's products to the New Zealand consumer, Mr Baddeley says.

"In light of recent successes and ongoing projects, we have decided to licence Future Homes Ltd to other companies, allowing them to operate in specific regions and trade under our name. The House of the Year competition really helped us create a stronger market profile."





Constructing culture

Hawkins Construction's commitment to delivering outstanding quality left more than their clients deeply impressed last year.

Hawkins was awarded top Tourism and Leisure Project for the Te Puia Maori Arts and Crafts Centre in the RMB 2008 Commercial Project Awards, in association with PlaceMakers.



First occupied around 1325, Te Puia is an historic site overlooking the Whakarewarewa Geothermal Valley in Rotorua. Strategically positioned on a rise beneath the cliffs of the Pohaturua mountains, the site is surrounded by a natural moat of hot pools.

Te Puia has been a major tourist attraction for more than 40 years, and the New Zealand Maori Arts and Crafts Institute of Rotorua decided a refurbishment and new build of their centre which was located at this site was required to upgrade the current facilities.

Hawkins Construction won the work through a traditional tender process and, while they had previous experience working for Te Puia, the construction of the Arts and Crafts Centre presented a whole new challenge.

"We started a relationship with the client back in 1996 when we worked on their People Mover track – a 2km long trail of pavement and bridges through the geothermal valley," Hawkins project manager Kevin Mackie says.

"The Arts and Crafts Centre project was a whole new kettle of fish. From the outset we could tell it was going to be a very demanding project."

Because the project was a popular tourist site, Hawkins had to stage each part of the construction around the business, which stayed fully operational, and ensure that their health and safety procedures were impeccable.

"From day one, a key car park was taken out of operation and used as part of the construction site. We were conscious that our client wanted us to work as efficiently as

possible so that the car park could be used again to allow tourist buses convenient access to the centre," Mr Mackie says.

With the inclusion of non-traditional, geometrically-complex structures, some parts of the build – including the main entrance – were particularly challenging.

Despite this, Hawkins developed an innovative approach which resulted in the saving of two months' construction time and significant cost.

Delivering the whole project ahead of schedule and significantly under budget was the icing on the cake for the client and the project team.

"Our clients were very impressed, and often tell us of the positive responses that come in from visitors to the centre."

Mr Mackie has worked with Hawkins Construction for 45 years. Over this time he has moved with the company to different parts of the North Island, working up the ranks to the title of project manager.

He cites the Te Puia Arts and Crafts Centre and the Kinleith No. 5 recovery boiler house as the most satisfying projects of his career.

"They were very different projects. The Te Puia project involved executing a demanding design to a very high standard of workmanship in order to do justice to the cultural significance of the site and centre.

"And the boiler house project included one of the largest pre-cast concrete pours at the time in the wider Waikato region. Both

projects, while difficult, were very rewarding." Hawkins Construction central regional manager Ross Hargood agrees that the Te Puia Arts and Craft Centre is a stand-out project for the company.

"Te Puia has been a great flagship project for our company. It showcases our excellent building practices, innovative solutions to construction challenges, and our receptiveness to cultural requirements and design styles.

"Since completing this project we have had enquiries from potential clients who are really impressed with what we have done at Te Puia and want to know what we can do for them."

With this sort of interest, Hawkins Construction is likely to continue winning work on interesting projects and upholding its reputation for client satisfaction.



'Smart Moves for Success' — helping members focus on opportunities in an ever-changing arena . . .

This year's RMBF conference theme is "Smart Moves for Success" a theme that could not be more apt.

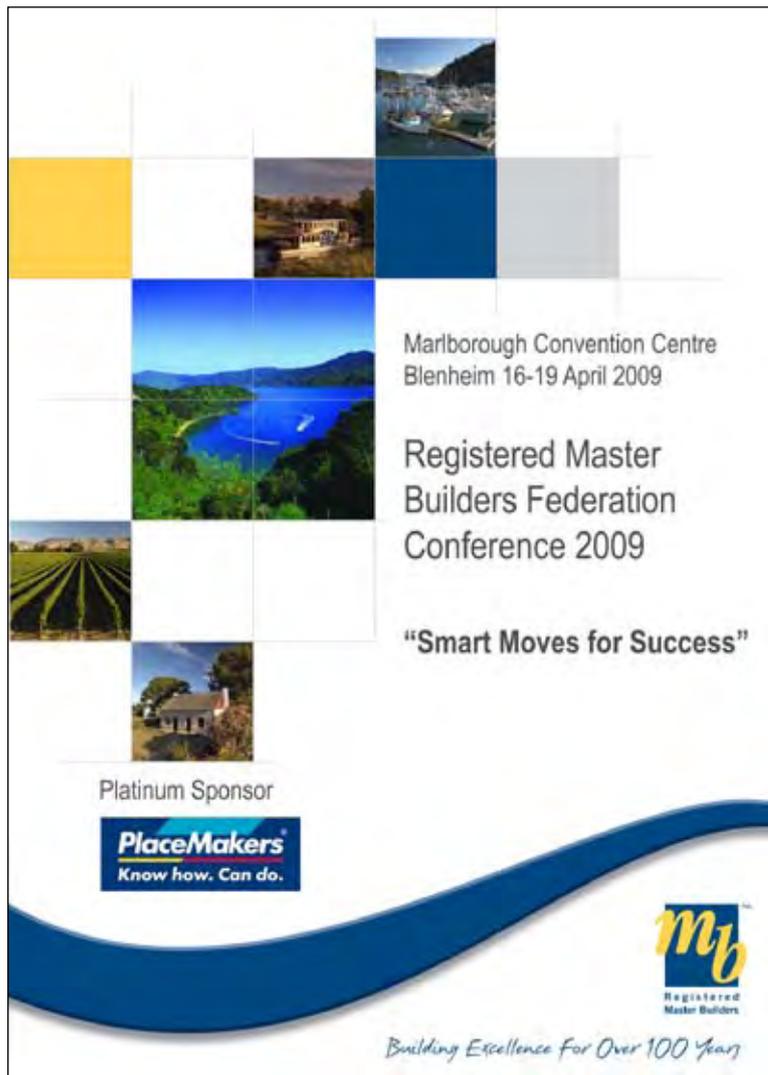
It is the RMBF's way of helping members focus on the opportunities available in an arena that is ever changing. Members will be given the tools to take into this next year, not just to adapt and survive — but thrive!

An election tends to give the market great uncertainty. At this conference politicians will help clarify that uncertainty with their vision for the future.

This insight will be central to the RMBF's focus, and will help identify the main issues this term. The Federation will be holding the Government accountable for delivering their mandate to ensure the RMBF is able to deliver its mandate to members.

At this conference, key industry leaders, decision makers, industry stalwarts and members will gather to discuss trends, strategies, policy and options that face the industry.

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



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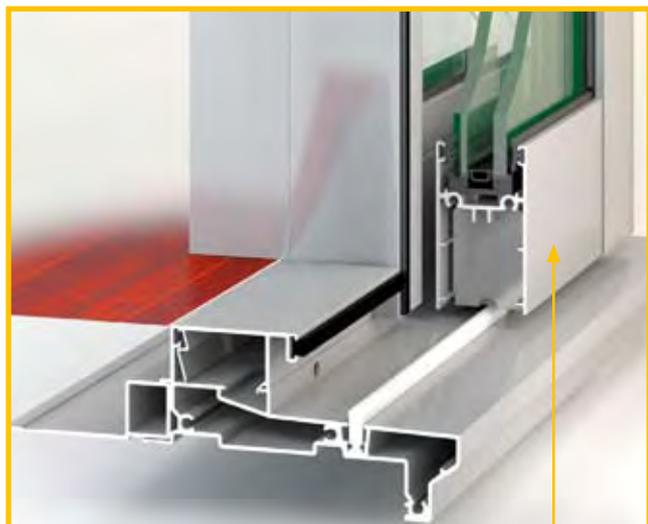


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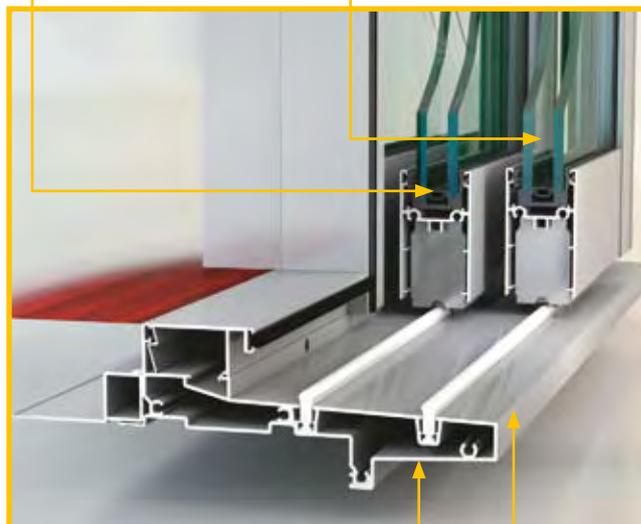
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What's On at Conference?

Functions and Activities

ITM Welcome Function

Thursday 16 April
Wilher Hills Winery

Founded on the sincere belief that the finest wines are always created from exceptional vineyards, we kick off the social activities with a visit to Wilher Hills, one of Marlborough's most popular wineries and built by RMB member Nick Robinson. A fantastic chance to taste some of winemaker Ben Glover's award winning wines of the region.

Carters Happy Hour and Charity Auction

Friday 17 April

Marlborough Convention Centre

After a full on day of conference business, relax and wind down with a drink and nibbles, followed by our legendary Charity Auction. The Charity for 2008 is the Marlborough/Nelson Summit Rescue Helicopter. We are always amazed at the way our members put their hand in their pockets to support these great causes.

PlaceMakers RMB Wine and Food Festival

Saturday 18 April

The Willows

The grand finale and always a major highlight of the RMBF conference. Join us at the fabulous "PlaceMakers RMB Wine and Food Festival". Food and wine of the region will be the order of the day set at the fabulous backdrop of The Willows. This is based on the Marlborough wine and food festival so we advise you to dress accordingly (i.e. reasonably casual not Black Tie).

GIB Partners Programme

Friday 17 April

Gardens, Crafts, Wine and Food

The Partners Tour gets more popular each year and we're sure Blenheim will keep the tradition going. Visit the stunning Upton Oaks Garden, visit the Drylands winery for a tasting and lunch followed by a further tasting at St Clair Family Estate and finished off with a sweet treat at the Malama boutique chocolate factory.

Kids Club (and babysitting)

Friday 17 April

We will be running the ever popular Kids Club for the kiddies. Blenheim promises to provide some exciting venues and activities for the kids in 2008. The comprehensive and fully supervised Kids Club Programme is for children ages three to 11 years and baby sitting will also be available during the evenings.

Teenagers Excursion

Friday 17 April

The great outdoors activities that Blenheim offers will no doubt be a hit with the Teenagers Excursion. This day will be heaps of fun and is available for the children that are 12 years and over and is fully supervised.

Celebrity Speakers

Graeme Sinclair



Author, director and often star of the popular television programme 'Carters Gone Fishin' Graeme Sinclair has dramatically demonstrated that being in a wheelchair is no impediment to having a successful career and enjoying every minute of it. Diagnosed with multiple sclerosis several years ago, Graeme has forged ahead with his career and TV programme, making 'Carters Gone Fishin'' one of the most popular programmes on TV3.

His story is one of inspiration and motivation – of living every day as if it was your last – of change, from healthy successful TV personality one day to being confined to a wheelchair the next. He has very strong views on life and you will be inspired by his personal philosophy.

Ginette McDonald



Ginette McDonald was born by the sea in Wellington. From a large mischievous Irish/French family, her independent spirit was nurtured by her parents, her convent school and the prevailing 'can do' Kiwi attitude.

Ginette's career has spanned over 30 years and she has done an enormous amount of theatre, television and radio in both NZ and the UK. She has produced and directed, written articles, opinion columns, reviews, after dinner speeches and debates. Most recently she won the International Best Performance at the Worldplay Radio Drama conference in Dublin.

Tawera Nikau



Tawera is one of New Zealand's most successful professional athletes. He is an excellent communicator, and people from all walks of life appreciate his down-to-earth delivery.

As a businessman, Tawera is a very successful property investor. He is also a Director of the Training company - Team One and is an accredited facilitator of their highly sought after PowerTrain programme. He has completed a Diploma in Tertiary Teaching and is now studying for his Bachelor of Education.

In July 2003 Tawera badly injured his leg in a motorcycle accident. Given the choice of months in hospital and numerous operations to try and save his leg, Tawera took the option of having his leg removed so he could get back home to his children. He was back at work two months after leaving hospital. His goal is now to compete in the next Paralympics.

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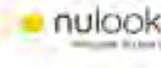


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More insightful guest speakers at Conference . . .

Steve Lange



How did a young man with little passion for education become one of New Zealand's leading entrepreneurial businessmen? This is the story of Steve Lange and how Tony's Tyre Service became the largest independently owned tyre company in New Zealand.

At the age of 18, after working for a tyre fitter in Cambridge, he relocated and worked as a tyre retailer then realised that if he put his mind to it he may be able to make a career in this industry. After a few more years progressing through the industry he was approached to buy a little tyre store in Palmerston North. "YES!!" was the answer.

The mission statement was simple: - "To provide the best service in town and to sell as many tyres as possible". Business boomed. The rest is history.

Gareth Kieman



Gareth is the Managing Director of Infometrics Ltd, founded in 1983. They offer a range of economic consulting and forecasting services and have built a reputation for rigorous and independent work.

Gareth's presentations are on the economic outlook relevant to a clients' industry. His areas of expertise are financial markets and the building and property sector, and he has completed a number of consulting jobs examining the residential construction industry.

Gareth graduated with a Masters Degree in economics from the University of Canterbury in 1988, and joined Infometrics early the following year. His presentations are widely regarded as very entertaining, thought-provoking and professional.

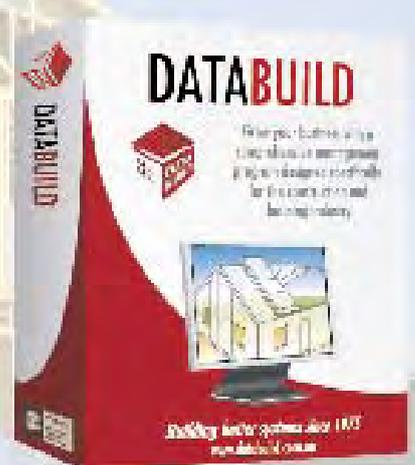
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Poor economic conditions aggravating the building downturn in New Zealand

But civil engineering sector will provide a buffer to the construction sector

The dramatic turn in global economic conditions has severely dented business and consumer confidence in New Zealand and has caused dwelling building activity to plunge to record lows, according to leading industry analyst and economic forecaster, BIS Shrapnel.

The current building downturn in New Zealand, particularly in residential building, is being agitated by the domestic recession and deepening global downturn.

BIS Shrapnel's *Building and Construction in New Zealand 2008/09 to 2014* report forecasts building activity to remain weak in 2009 due to a setback in investment which has adversely affected the real side of the economy.

Building activity will be constrained by delays in, or cancellation of, business investment and expansion plans. The housing market will also remain subdued due primarily to job insecurity, rising unemployment and tighter bank lending policies.

Report author and BIS Shrapnel senior project manager Adeline Wong says the sharp downturn is largely attributed to a record low number of dwelling approvals.

"We expect weak dwelling approvals to persist for the whole of 2009, before a modest rebound in the March quarter of 2010," Ms Wong says.

"Thereafter, a combination of strengthening economic growth, low interest rates, improving home affordability, pent-up housing demand, higher net overseas migration levels and an expanding housing stock deficiency, will drive a strong rebound in dwelling consents in 2010/11 and 2011/12, before stabilising over the following two years to 2013/14."

Housing stock deficiency

BIS Shrapnel believes the Auckland region will suffer a substantial housing stock deficiency over the next five years as a result of under building.

Dwelling approvals for the Auckland region peaked in 2003 at 12,500 units, and have been falling ever since.

Auckland has the lowest home affordability due to high median house prices, so significant pent-up demand for houses is also expected to have built up in the region over the past few years.

"The dwelling sector will be instrumental in driving the next building sector upturn expected from 2010/11.

The reliance on the dwelling sector is because of weak non-residential building activity due to a drop-off in social and cultural building activity, and subdued activity in retail, office, storage and factory building.

"The drop-off in these sectors is due to falling demand

and lack of project finance which, combined, will cause projects to be delayed, deferred or shelved."

However, BIS Shrapnel can see an upshot in all the doom and gloom.

"The silver lining is that, in the short term, the commercial sector will hold up for at least another year, as commercial projects that are more advanced in their construction stages will be completed."

Ms Wong says the civil engineering sector will also provide a buffer to the construction sector.

Increased spending on infrastructure of \$5.8 billion over the next five years will see the civil engineering sector expand by more than 10% per annum over the next two years to 2010/11.

"This extra spending will enable the completion of projects under construction, and will also fast track new projects," Ms Wong says.

"The civil engineering sector will also be underpinned by the energy sector and projects such as Meridian's billion dollar development of five wind farms and Contact Energy's Waitahora wind farm.

• For more info: Ph BIS Shrapnel, 00612 9959 5924



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excerpts from 1/09

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what a catch



Once a restaurant, there would be few adults in Auckland that are unfamiliar with the iconic **Fisherman's Wharf** restaurant prominently located on Northcote Point. The original restaurant was built on reclaimed land, which was the original approach to the Auckland Harbour Board wharf in the Northcote Borough. Following its boom time as Fisherman's Wharf from 1971 to 1998, it changed to Doyles Seafood Restaurant for a short period in the late 1990s, came back to life for a few brief months as the Phoenix Club before its ill fated association with the failed Rawaka Maori culture tourism venture in 2004. Today, the Wharf has been reinvented with a striking new look as a conference, events and entertainment venue.

The building takes on the aura of a ship's hull complete with its iconic 12 sided glass wall pods, mounted on concrete bases. The black skin connects the pods and voids with the glass pod reception areas gleaming from within. Criss crossing black painted timber patterns intersect along the black wall areas with a shimmering stainless steel finishing touch at each point of intersection directing attention to the detailing.

The Wharf exterior features **Resene Lumbersider Cool Colour** tinted to **Resene Black** on its extensive base area and centre

sides, a bold product and colour choice. Many specifiers would steer away from using such a dark colour in this harsh environment due to its tendency to soak in heat causing stress on the paint, substrate and transferring heat inside. **Resene Cool Colours** use unique pigment technology to reflect more heat than a standard colour, reducing the heat build up.

Resene Cool Colour products are Environmental Choice approved and can be used on all sorts of exterior surfaces and applications, from weatherboard cladding and concrete blocks to windowsills. Originally developed for high-gloss roof coatings, **Resene Cool Colours** are now popular in a wide range of finishes including **Resene Sonyx 101** waterborne semi-gloss, **Resene Hi-Glo** waterborne gloss, **Resene Lumbersider** waterborne satin, **Resene Enamacryl** gloss waterborne enamel, **Resene X-200** waterproofing membrane, **Resene Lustacryl** semi-gloss waterborne enamel, **Resene AquaShield** mineral effects and **Resene Waterborne Woodsman** wood stain.

A landmark restoration on the Auckland waterfront, the Wharf is well and truly dressed for success.

Architect: John Wray, Duo Architects
Event Management: Orange Group
Resene: Kane Lawrence,
Auckland Architectural Services Representative

CAD colour

Thanks to recent development work, the Resene colour ranges have been converted into ArchiCAD materials. Resene colours can be quickly and easily added to your ArchiCAD project using ArchiCAD's Attribute Manager. Once loaded the Resene colours will be added to your ArchiCAD project file and can be applied to any wall, floor, beam or object etc – an ideal way to show your clients how selected Resene colours will affect the look of their project.

The Resene ArchiCAD colour ranges have been converted by Barrington Architecture & Design Ltd and are available as a free download from the Resene website and from Objectstop.com. The colour range files are both Mac and PC compatible and work with ArchiCAD 9, 10, 11 & 12. They can also be back saved to work with ArchiCAD 8.1.

The Resene ArchiCAD colour ranges join the extensive range of Resene electronic colour tools already available including Resene AutoCAD colour books, the Resene online swatch library with downloadable swatches and electronic colour values www.resene.co.nz/swatches/index.htm, ProductSpec colour library and Resene EzyPaint virtual painting software.

good and green

The Good Environmental Choice Label is an Australian environmental labelling which indicates the environmental performance of a product from a whole of product life perspective for consumer goods. The label is awarded to products that meet voluntary environmental performance standards, which have been created and assessed in conformance to international environmental labelling standards. The program is internationally recognised and growing in demand and awareness throughout different industries. A selection of Resene products are approved as meeting Good Environmental Choice specifications – see the Resene website www.resene.com.au.



RES-2008
GECA 23-2005-



gold chip

Located alongside the main Hamilton Sky City Casino gaming floor is the new nightclub cum bar, the **Vue Bar**. With views to the spectacular river flowing past outside, most attention is diverted to the activity taking place inside. Aside from great value meals and drinks, the menu of local bands, such as Midge Marsden, Hello Sailor and Ardija, is also a key drawcard for the crowds.

Resene Zylone 20 waterborne flat features extensively on the interior in **Resene Dark Tan** (deep red brown), **Resene Sidewinder** (warm brown) and **Resene Caffeine** (rich brown). The bar features careful detailing and a blend of texture and pattern meets bling for rich warmth, in keeping with the opulence of the furnishings in the neighbouring gaming floor.

Painting Contractor: David Jones Painting
Resene: Mike Martin, Waikato Sales Representative



graffiti free

The Keep New Zealand Beautiful annual Clean Up week expanded in 2008 to include a focus on 'graffiti free'. Community groups all over New Zealand were encouraged to eradicate graffiti in their area by painting over it with free **Resene PaintWise EchoPaint** paint. Thousands of litres of 100% recycled **Resene PaintWise EchoPaint** paint from the Resene paint recovery service was sent all over the country.

One of the recipients was the Kaiapoi Beautiful Towns programme who got so motivated with the access to free paint, that once they had used their first consignment of paint, they undertook an extensive assessment of the number of sites they could target for graffiti eradication and reordered more and more paint to cover them.

Their ambitious plan included 40 eradication sites in the Kaiapoi CBD and 20 bridge piles on the northern motorway across Waimakariri River. The three bridges targeted are part of the high public profile Waimakariri River Reserve Park so any tagging is a very public eyesore.

Resene donates good condition paint and grey waterborne paint collected through the **Resene PaintWise** service to not-for-profit organisations and schools. Over 50,000 litres has been donated already and orders are continuing to flow in.

The **Resene PaintWise EchoPaint** paint is ideal for covering tagging and with all paint, packaging and freight charges met by Resene and **The Resene Foundation**, community groups can order as much as they require without charge. Community groups and councils can register for **Resene PaintWise** paint online at www.resene.co.nz/paintwise.htm.

Where specific colours are required, Resene has also developed **Resene TagCover**, a custom made range of waterborne satin paints formulated to provide a budget friendly paint system to cover graffiti, available in a standard colour range in 10L pails with other sizes and colours available on request.



Once home to Turners and Growers, the old city markets building at 106 Customs Street West, Auckland opened on 1 April 1918 and recently celebrated its 90th birthday.

The extensive floor plan features over 8000 square metres of office and retail space and is currently home to 11 tenants including two popular restaurants. A grand old timer with some stories to tell, in a past life, Xena Warrior Princess was filmed inside its walls. An extensive redevelopment in 1999 set the stage for its new vocation as a central city office and retail hub.

The exterior repaint has dressed the building in modern neutrals subtly highlighting the heritage architectural features. The block wall, walkway base, canopy and supports are all finished in **Resene Triple Tana** (green neutral), joined by the lighter **Resene Quarter Tana** (greyed neutral) on the top capping, decorative plaster details, dentils, pilasters



and cornices. Spandrels are finished in **Resene Double Ash** (smoky neutral) with the soft grey white hue of **Resene Triple White Pointer** (grey beige) on soffits. In a nod to its history, the emblem was left in its original state.

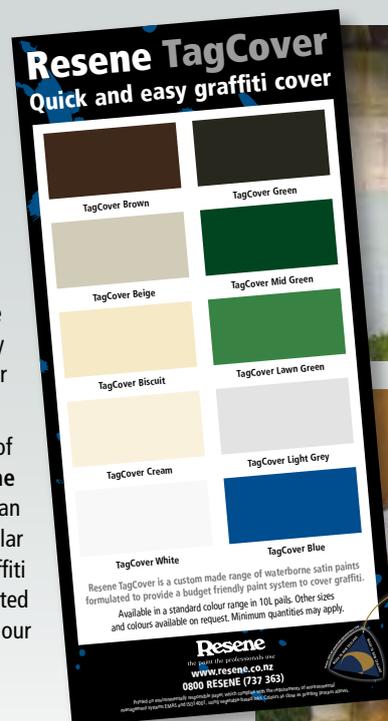
Resene X-200 waterproofing membrane protects the bulk of the exposed building including all decorative mouldings and is complemented by the high sheen of **Resene Super Gloss** over **Resene Galvo One** iron primer on soffits, steelwork and canopy areas.

The subtle variations in the palette provide a contemporary lift to this hardworking and long serving building, with a sympathetic treatment that brings out the best in the original detailing.

Painting Contractor: Jodi Chartand, Matassa Coatings
Property Developer: Michael Clark, ING (NZ) Ltd
Resene: Gareth Welch, Project Services Manager;
Angela Fell, Colour Services Representative

To help communities deter graffiti, Resene does not manufacture any spray cans of paint, does not supply spray cans of paint as part of any sponsorships and from 1 May 2008, Resene owned ColorShops have only sold paint to bonafide trade customers. Spray cans are not available for public sale.

With the combination of paint donations, **Resene TagCover**, spray can controls and the popular **Resene Uracryl** anti-graffiti coating, Resene is committed to reducing the graffiti in our communities.



less is more

When thinking about sustainability, paint has quite a role to play. Obviously paints are generally designed to protect the substrate they are painted onto, reducing the need for replacement and maintenance, but there are some less obvious benefits too:

You can make a room's temperature feel more comfortable with careful paint selections – warm colours will warm up cool rooms, while cool colours will reduce the perceived heat in hot rooms. So even if the temperature is identical to what it was prior to the painting, we humans will perceive the space differently.

Paint is very useful as a camouflage – painting a high ceiling and pipes black (or another dark colour to make them disappear) reduces the need to install ceiling tiles or plasterboard. This means fewer products are used to complete the project.

And for the more artistic, trompe-l'oeil, which can be anything from painting a concrete floor to look like tile, to giving the illusion of depth to make a space more comfortable, is a handy tool for sustainable decorating. With this technique, nothing has to be torn out to create the new look, no new products need to be manufactured, shipped and installed – all it requires is the paint and the painter.



in safe hands

Oddy tests are used to determine whether paints can be used in storage and display situations in museums. The Oddy test is used routinely in many museums. In this test, a sample of material is enclosed with a coupon of cleaned metal. Corrosion is accelerated by adding water to create high humidity and by elevating temperatures (60°C). After 28 days, the extent of corrosion on

the metal coupon is used to evaluate the suitability of the material under test for use in the display or storage of artefacts containing that metal.

All Resene colours/paints tested at Te Papa in 2008 passed the Oddy test and are considered suitable for use for museum displays.

The following Resene colours/paints were applied to glass slides, cured for a fortnight and then tested:



Slide#	Coating	Tone	Colour	Contains tinters
A	Resene Zylone Sheen VOC Free	White	Acropolis/Half Tea	B, C, F, L
B	Resene Zylone Sheen VOC Free	Mid	Half Cliffhanger	B, C, E
C	Resene Zylone Sheen VOC Free	Light	Highland	C, K
D	Resene Zylone Sheen VOC Free	Pastel	Brandy Rose	F, K
E	Resene Zylone Sheen VOC Free	Deep	Hemlock	C, F, K
F	Resene Zylone Sheen VOC Free	Ultra Deep	Madagascar	B, C, E, I
G	Resene SpaceCote Flat	White	Hawkes Blue	E, J
H	Resene SpaceCote Flat	White	Oasis	G, P
I	Resene SpaceCote Flat	Pastel	Brandy Rose	F, K
J	Resene SpaceCote Flat	Light	Highland	C, K
K	Resene SpaceCote Flat	Mid	Eastern Blue	D, E
L	Resene SpaceCote Flat	Deep	Hemlock	C, F, K
M	Resene SpaceCote Flat	Ultra Deep	Paua	E, I, J
N	Resene SpaceCote Flat	Ochre	Himalaya	B, C, K
O	Resene SpaceCote Flat	Green	Dell	C, K
P	Resene SpaceCote Flat	Magenta	Sensual Red	F, H, I
Q	Resene SpaceCote Flat	Red	Havoc	P
R	Resene SpaceCote Flat	Yellow 2	Fireball	G, M

back in action

Rising flood levels in the Waikato River forced the closure of **Huntly College** in Bridge Street, Huntly in late winter. Stopbanks were put in place after the river burst its banks and badly flooded the college 10 years ago, but the school and its grounds are lower than the river level. The high water table forced seepage through the ground, with mini lakes forming on the riverside of the school. As a safety precaution, the school was closed for two days while the water peaked and receded.

In need of an exterior repaint, new **Resene Wintergrade Sonyx 101** was selected for the largest wall areas, enabling the painters to complete the painting project quickly despite adverse weather conditions. **Resene Wintergrade** products are designed to cure down to 2°C enabling them to be applied during the winter months when normal coatings would fail to dry and cure properly.

The exterior repaint included weatherboards, fibre cement panels, concrete base areas, wooden railings steps and seats, metal flashings and gutterings, and wooden bargeboards. The accent colour palette features **Resene Bullseye** (cherry red), **Resene Cool Colour** tinted to **Resene Aviator** (deep dusk blue), **Resene Quarter Delta** (mist grey), **Resene Double Delta** (grey oxide) and **Resene Triple Dune** (brown charcoal).

Huntly College in the Waikato offers broad general education, combining academic opportunities with sporting, cultural and social activities in a friendly supportive atmosphere. The modern school environment provides excellent classrooms, specialist facilities and teaching equipment set in park like grounds.

The recent repaint has enhanced the external environment providing striking colour features against the neutral wall backdrops.

Painting Contractor: Keith Mahon Painters
Resene: Peter Smithers, Waikato Sales Representative;
Lauren Hamill, RenderRite Service Consultant

deck dress

Tired weathered timber decks can be quickly rejuvenated with new **Resene Woodsman Decking Stain**, a waterborne modified oil based stain developed especially for new and weathered decking. A new addition to



the popular **Resene Woodsman** woodcare range, **Resene Woodsman Decking Stain** is available in a selection of the **Resene Waterborne Woodsman** colours. Decorators will enjoy the quick and easy water clean up and the absence of the solvent fumes associated with traditional solventborne stains, while specifiers can enjoy the opportunity to specify a deck stain with significantly lower VOCs than its solventborne counterparts.

For more information on **Resene Woodsman Decking Stain**, see Data Sheet D57D, available from Resene ColorShops or the Resene website.

For a full copy of the latest Resene News, email update@resene.co.nz with your postal address and we'll post a copy to you.

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New champions of rugby in Queenstown

The Wakatipu Rugby Club is in good hands this year with the news that one of Queenstown's leading construction companies has come on board as its major sponsor.

RMBF member Rilean Construction is extending its love of power tools to rugby balls as the number one supporter of the local Queenstown rugby club.

The sponsorship includes naming rights to the premier team which will now be known as the Rilean Construction Wakatipu Premiers.

Rilean Construction director Stephen McLean says he is delighted to be supporting one of Queenstown's favourite sport's teams.

"The Wakatipu Rugby Club is a well respected and long standing community club so we feel privileged to be associated with them.

"We're looking forward to an exciting and successful

rugby competition in Central Otago this season."

Wakatipu Rugby Club president Damien O'Connell says Rilean is a great fit with the club, and is thrilled to have them on the team.

"This is fantastic news and a superb start to the new year. We really appreciate Rilean's generosity. Our club would not be able to function without this kind of support from the local community.

"We see some added benefit here too. I reckon those constructions sites must be brimming with potential Wakatipu Rugby Club members," he laughs.

The Wakatipu Rugby Club was formed in 1953 and is affiliated through Central Otago Rugby. It's currently the only club in the region to field two senior teams.

It has a strong junior club, and this year has taken on the role of looking after four Wakatipu High School teams.

Couple cop fine for illegal building work

A Manukau couple has been fined \$12,000 for carrying out extensive building works without a building consent.

Property owners Macsood Hussain and Sudheshni Chetty pleaded guilty at the Manukau District Court to offences under the Building Act.

In early 2008 an inspection of the property at Christmas Road, Manurewa, revealed extensive building works under way. However, the owners had never applied to the council for consent for the works.

The unconsented building additions involved the excavation of more than 200 cu m of earth, and the construction of a concrete block basement, concrete floor slab, timber retaining walls, timber decks and exterior stairs.

Manukau City Council environmental operations group manager Carole Todd says the council is pleased with the outcome and the penalties that were handed out.

Dangerous

In sentencing, Manukau District Court Judge Blackie noted that the building works were significant and dangerous at the time of the council's inspection.

The judge also observed that Mr Hussain is a qualified architect, but he did not obtain proper consents, and the dwelling was at serious risk of collapse.

"People should come and see us first before starting any building project. Owners should remember they are responsible for any work done on their property.

"Home owners and builders have a responsibility to ensure that all building work complies with the building code, irrespective of whether or not a consent is required.

"In this matter the owners required a building consent and should have sought advice from the council before undertaking extensions to their home," Ms Todd says.

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Heat pump water heaters get \$1000 boost in EECA pilot

Energy saving scheme to run for six months

A new funding pilot for heat pump water heating will test another choice of efficient water heating for consumers, Energy Efficiency and Conservation Authority chief executive Mike Underhill says.

"Heat pump water heaters are an established technology overseas which can provide another way for New Zealand homes and small businesses to reduce their energy costs," Mr Underhill says.

"EECA already provides \$1000 towards the installation of solar water heating in homes and small businesses, and this pilot scheme will allow the same grant for the installation of heat pump water heaters for a limited time.

"The pilot scheme will allow us to gather data so we

can see how heat pump water heaters perform in a New Zealand situation, and the energy savings they are capable of generating."

Meter readings

Customers will get \$1000 back for installing eligible heat pump water heaters in their homes, and providing EECA with three separate monthly water and electricity meter readings, using meters provided by EECA.

The scheme is expected to run for about six months.

EECA aims to encourage greater energy efficiency in New Zealand homes and businesses by providing clear and reliable information on effective technologies to reduce energy usage, alongside financial incentives

where appropriate.

"Thousands of New Zealanders have already made the switch to solar water heating with the help of EECA's programmes, saving money at the same time as reducing greenhouse gas emissions.

"These savings can be expanded by including new technologies, such as heat pump water heating, once they have proved their effectiveness," he says.

For more information about heat pump water heaters, and taking part in EECA's heat pump water heating funding pilot, see www.energywise.govt.nz/funding-available/hpwh.html.

• For more info: Ph EECA, 0800 358 676

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New technology set to slash commercial energy consumption

Companies that use large amounts of electricity can slash their energy consumption by 15 to 30% and significantly reduce their carbon footprint with a new technology launched in Australia recently.

Warren Ingerson, managing director of Satel Pty Ltd, the Australian distributor of Hypermizer, says the product is the only one of its kind in the world that can deliver such significant power savings.

He says traditional energy-saving equipment already on the market is considerably less effective than the Hypermizer system.

"With the increasing cost of electricity and the impending tax on carbon emissions, this technology represents an opportunity for energy-heavy companies to make significant bottom-line savings," Mr Ingerson says.

The Hypermizer System is a combination of power controller and software that improves the performance of electrical equipment by stabilising the volatility of electricity supply, thereby reducing consumption, wastage and costs.

It also prevents spikes and surges in power, improves load efficiency and reduces heat associated with electrical loads, thereby extending the life of electrical equipment.

Mr Ingerson says while the Hypermizer system can be adapted to virtually any commercial power system, it is particularly useful for businesses that use large amounts of energy, such as hotels, hospitals, shopping centres, manufacturers, airports and supermarkets.

It can also generate substantial cost savings for mining operations, street lighting, schools, libraries and office blocks.

The technology has already been successfully installed in nine countries around the world, and is now available in Australia.

Highly impressed

"Australian businesses involved in pre-launch testing of the Hypermizer — including a major supermarket chain and a major hotel group — have been highly impressed with the substantial electricity savings the product has generated.

"With the price of electricity high, and likely to go much higher as a result of carbon trading



Satel managing director Warren Ingerson with the Hypermizer.

arrangements, this is one area where energy-hungry companies can make significant savings very quickly."

In addition to taking costs straight off the bottom line, Hypermizer will produce substantial improvements in energy efficiency, which Australian companies are now required to audit and publicly report on each year under the Energy Efficiencies Opportunities legislation.

"To ensure customers get a complete understanding of the benefits of the Hypermizer system to their business, we first conduct our own audit of energy usage to determine exactly what the anticipated costs savings are likely to be," Mr Ingerson says.

The Hypermizer system has at least a 10 year life span and is priced to break even after just two to three years.

The technology has been proven to be reliable and stable, and is backed by world-class quality testing and certification.

All units are manufactured in line with ISO 14000 environmental management standards to ensure a minimal environmental impact.

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Plumbing industry apprentices hit record as trust stages biggest ever awards night

Almost 700 graduate through Trust in 14 years



New Zealand's top plumbing apprentices pictured at the Apprenticeship Training Trust's awards function in Auckland, from left: Shane White (Don Keenan Memorial Scholarship), Michael Allan (Caroma award for Best Academic Achievement), Ford Burgess and Francis Watson (Plumbing World awards for excellence in plumbing and gasfitting).

The plumbing, drainage and gasfitting industry has staged its largest-ever celebration of industry awards with a record number of graduating apprentices.

The Apprenticeship Training Trust hosted more than 250 apprentices, employers, trade suppliers, parents and family members at a formal dinner in Auckland recently.

The industry's top award, the Caroma Award for the Best Academic Achievement by a Graduate, was won by Michael Allan, who works for Cooke Plumbing Company Ltd, Auckland. He won an all-expenses-paid trip to Australia to tour manufacturing operations and suppliers.

A scholarship in memory of former Trustee Don Keenan was awarded to Shane White of Lyon Plumbing. He will attend a three-week Outward Bound course at Anakiwa in Queen Charlotte Sound.

The Auckland function is the first of two to celebrate the graduation of 68 Trust apprentices last year, the largest number in the Trust's 18-year history, and taking to almost 700

the number who have graduated through the Trust over the past 14 years.

A second function will be held in Christchurch on 17 April to recognise the first 13 Trust graduates from the South Island to complete their training at Christchurch Polytechnic Institute of Technology since CPIT recommenced training for the industry in 2006.

The South Island winner of a new national award, the Peter Diver Award for the Best Drainlaying Apprentice, will be named at the Christchurch function, along with South Island apprentices who have won other national awards.

Three new awards specifically for South Island apprentices will also be presented.

The Trust is the industry's largest apprentice employer, with apprentices training at four polytechnics. The most recent addition is Manukau Institute of Technology in South Auckland.

• For more info: Ph BIS Shrapnel, 00612 9959 5924



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Skills shortage will remain a global growth obstacle

A skills shortage will continue to remain an obstacle for global growth recovery, and the HR industry should adopt the green words of “retain, reuse, recycle and refresh” for people in the workplace.

Kevin Wheeler, a US futurist on employment, a consultant to Fortune 500 companies such as Toyota and Apple and lecturer at two San Francisco universities, says the current trend of making people redundant is an example of failed workforce planning.

In New Zealand as an associate of Talentmap, a New Zealand-based HR strategic consulting company, he has been presenting to key Talentmap corporate, DHB and government department clients in Wellington and Auckland on alternative ways to save jobs and money.

Talentmap and Mr Wheeler have a long-standing, close association that is reflected in their shared philosophies and joint consulting work they deliver throughout Asia-Pacific to their clients.

The New Zealand Government was looking for ways to cushion the workforce from redundancies with schemes such as a nine-day fortnight, but they could provide leadership to avoid the present employment bunge and purge cycles.

“Some companies are getting rid of staff today, but in the not-too-distant future when the recovery starts they’ll be re-employing them all back again at an enormous cost,” Mr Wheeler says.



US futurist on employment
Kevin Wheeler.

He predicts that thousands of workplace functions that exist at the moment wouldn’t be around when the recovery starts. In their place will be tens of thousands of new jobs requiring new skills.

“There won’t be a shortage of people — there will be a shortage of people with the right skills to carry out the new functions that will emerge.”

He says the universities could only ever hope to deliver education that was needed last year, and would never be in a position to predict and establish skills that would be needed next year.

“The need for new skills will accelerate the trend for on-the-job training that delivered results that were faster, quicker and cheaper than classroom training,” he says.

“Technology is already creating networks of like-minded people who would communicate with each other and work out ways to solve common problems.

“Already people are increasingly turning to Google for

answers to questions, or solutions to problems.

“Two hundred years ago when a farmer had a problem he wandered over to his neighbour and got advice on how to solve it. The online networks will work much the same way,” Mr Wheeler says.

He also predicts the Generation Y values of those people aged under 30 would dominate the workplace and society.

These values included honesty, ethical integrity, and career goals of meaningful work, with fun ahead of financial gain that would rapidly replace the asset gathering and money-orientated baby boomer culture that dominates today.

Generation Y would seek flexible workplaces and working conditions, and would question the need to drive to work at a certain time every day to carry out functions they could be doing at home or on the beach over an agreed delivery time.

The notion of sustainability — just enough and not too much — is significant to Generation Y, and they would apply this to people in the workforce.

He predicts these massive changes to be in place around the world within five to 10 years, even though the baby boomers were hanging on to their jobs and retiring much later than the generation before them.

• For more info: Ph Talentmap, 09 917 8273

On the web:
www.talentmap.co.nz

NZ must retain skilled industry workers

By Jennian Homes director
Richard Carver

Building consent figures have continued to plummet, with February’s figure the lowest since Statistics New Zealand began tracking the numbers 17 years ago.

The trend has fallen more than 50% since June 2007, and the ongoing month-to-month drop in consents remains a concern for the construction industry, despite measures being introduced by the Government to help the ailing sector.

On the positive side, mortgage interest rates are at their lowest in years, and the upcoming tax cuts will put a little more money into the pockets of New Zealanders.

While this offers some respite, banks’ lending criteria remain tight, and the size of the deposit needed on a mortgage puts credit out of reach for many.

Combined with uncertainty over job security and the lack of an obvious end to the recession, consumer confidence remains low. And while people are reluctant to commit to spending, building consents will fall further.

Big positive impact

At the same time, the Government is still working through changes to the Resource Management Act to remove red tape and make the building process easier and cheaper, and we appreciate the big positive impact that this will have on the sector.

Consent figures may be low, but we need to make sure

New Zealand is ready to hit the ground running when housing demand starts to increase again.

Jennian has been operating in the industry for more than three decades, and we know from experience that a housing slump is always followed by another boom in property demand and, consequently, a demand for skilled workers.

The Government needs to follow through urgently to kick-start its proposed infrastructure projects to enable us to retain skilled builders and tradesmen in New Zealand.

If these people retrain in other professions or move abroad to seek work, New Zealand is going to find itself suffering a major skills shortage in the construction sector when the recession ends.

• For more info: Ph Richard Carver, 021 310 094

New man appointed at Tasman

Tasman Insulation has recently appointed Julius Sargent to the role of sales and marketing manager.

"We are very excited to have Julius join us. He will bring a wealth of knowledge and experience to the Pink Batts brand," Tasman Insulation brand manager Alison Roberts says.

Prior to joining Tasman, Mr Sargent held a variety of senior management roles, including sales and marketing manager for Fluid Connectors at Parker Hannifin, where he worked for eight years.

"I'm really impressed with the work Tasman has been doing. The Environmental and Sensitive Choice Awards really speak for themselves, showing Tasman's commitment to providing warm, dry, homes for Kiwi families."

Mr Sargent's new role will see him managing a team of 22, comprising sales, marketing, customer service and export professionals, and also heading up the recently released EECA middle income project.

New commercial manager for Hirepool

National hire equipment company Hirepool has promoted Neil Radley to the position of New Zealand commercial manager, based in Auckland.

Hirepool is the cornerstone business in the New Zealand Rental Group, a leading industrial services and distribution operator.

Mr Radley has a wealth of experience, having spent 15 years in the hire industry, the last 10 with Hirepool. He was previously Wellington divisional manager where he played a central role in growing business in the region and, most recently, national access manger.

In his new role, Radley will be responsible for Hirepool's business relationship managers, regional managers and specialist divisional managers, and play a key role in developing commercial opportunities for the business and strengthening key strategic partnerships.

He says he is looking forward to identifying gaps and opportunities in the rental and lease market,



Neil Radley

establishing new clients and maintaining the variety of industry relationships Hirepool has developed.

"I'm also excited about working alongside an excellent sales and solution focused team who are dedicated to maintaining Hirepool's customer satisfaction model," he says.

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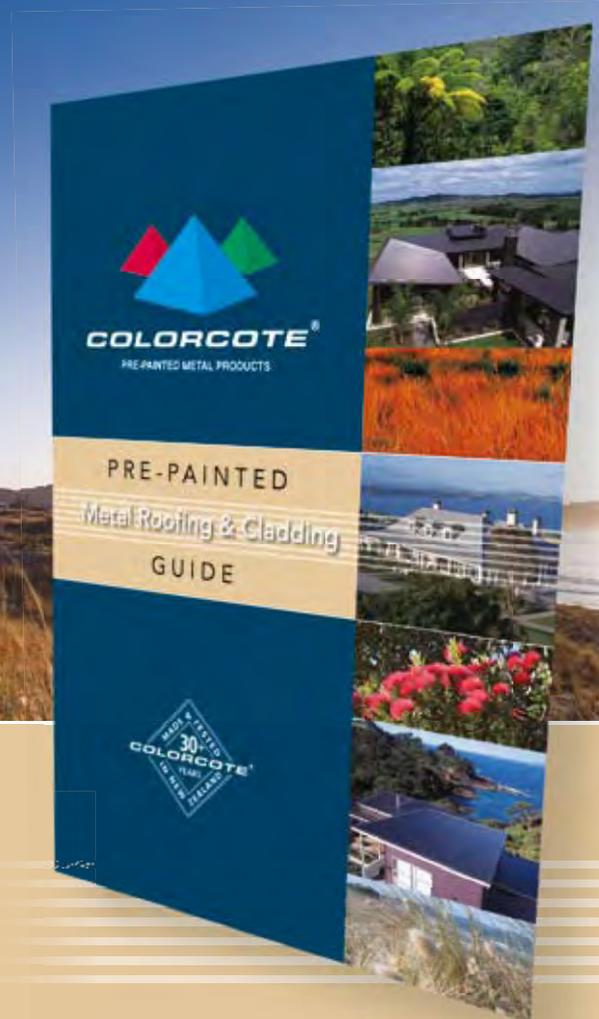
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Solid Plastering Master



Back row, from left: Sebastiaan (Spaz) Bastiaanse, Ed Diver, Hayden Smith, Aaran McNoe, Leigh Davis, Emmett Bensemann, Lyndon Williams, Dan Cotton.
Front row, from left: Nick McLeod, Noel Legge, Les Blissett, John MacArthur, Mel Selwood, Paul East.



Hayden Smith (left) and Lyndon Williams (both of Christchurch) running a mould in gypsum plaster.

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Class a huge success

It took 18 months of planning but thanks to the help of some key sponsors the BCITO was able to hold a Solid Plastering Master Class in February this year.

The course, held in Wellington, enabled 10 eager apprentices to learn the art of running mouldings from four elder statesmen in the solid plastering trade.

The specialist mouldings and decorative side of the solid plastering trade is a specialty area very few people in New Zealand are qualified in any longer, which makes it hard for apprentices to get the opportunity to learn this unique trade.

Unlike 100 years ago when this type of work was commonplace, very little is done in this day and age. It is important the skills of this trade are passed on so historic buildings in New Zealand can be faithfully restored.

Generally speaking, when a historical building is refurbished, solid plasterers are brought out of retirement to either do, or oversee the work. This side of the trade has been dying for many years and, if

we're not careful, soon there won't be anyone left to pass on the skills.

Although these skills are not needed on a daily basis, they are essential if we are to preserve the heritage of many old buildings in New Zealand.

The Supreme Court in Wellington is a prime example of a historical building being restored to her former glory and requiring the skills of some solid plastering Master Craftsmen.

The Master Class was a two-week course which included learning the fundamental basics in a workshop, blended with on-site experience working with the exterior plastering contractors on the new Supreme Court building.

The apprentices learnt to make and run straight, curved and elliptical mouldings in a variety of different media — including gypsum plaster, sand and cement plaster and modified plaster — on benches, in purpose-built cubicles, and then in-situ.

Lead mentor John MacArthur says he was a bit apprehensive to start with, especially as a course like

this had not been run in a very long time.

"However, from day one, I just knew it was going to be a success. The attitude of the apprentices was superb," he says.

The apprentices also relished the opportunity, with Ed Diver saying: "I feel really thankful for being given the opportunity to learn these new skills. Even though they are the skills of the past, they can be applied to the work of the future."

Special thanks go to those who donated materials for the project, including BRANZ, Interior Solutions, STO, Mitre 10 Mega Petone, Fuller Hand Tools, GIB, Site Safety, NZ Safety and Surface Works.

For further information on what the apprentices did during the two-week Master Class, and to view more pictures of them in action, both in the workshop and on-site at the Supreme Court in Wellington, go to www.bcito.org.nz/events/solidplastermasterclass.html.

• For more info: Ph BCITO, 0800 422 486



On the web:
www.bcito.org.nz

Subcontractor not found liable

From page 38

that if he carried out his work carelessly, defects could cause economic loss, he did not believe that foreseeability alone was sufficient to determine tortious liability.

He maintained that the burden the plaintiffs were imposing on him, as it could not recover directly from Goodall, was disproportionate to the role he played.

Decision

The question for the court was whether it was just and reasonable for such a duty of care to be imposed on the subcontractor, considering the relationship between subcontractor and principal, and other competing factors.

Justice Keane determined that, on the facts, it was not. The court believed there was no proximity between the subcontractor and principal, in that each party had contracted with Goodall.

Moreover, the loss incurred by Northern Clinic was economic, not physical, which again points away from proximity. Finally, Northern Clinic had done itself a disservice by allowing subcontractors to be engaged without executing contracts of guarantee.

Northern Clinic was to be a signatory to any contract of guarantee entered into by a subcontractor, and had it enforced this agreement, Goodall's liquidation would not have left Northern Clinic without recourse.

The court found in favour of Mr Vesey on all three causes of action, and he was granted summary judgment against Northern Clinic, and costs.



• For more info: Ph Tim Bates, 09 360 2415

On the web: www.legalvision.co.nz

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And let's not forget the rugby! Absorb the electric atmosphere of this highly anticipated tournament from your GOLD seats at Sydney's ANZ Stadium. Be right in the thick of the action as the All Blacks do battle for the Bledisloe Cup 2009.

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Don't miss out on being a part of this unforgettable tour! If you would like further information, or to find out how to become an Advantage member, please contact your local Carters branch or phone 09 272 1440.

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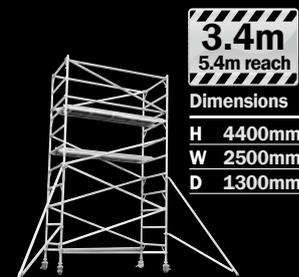
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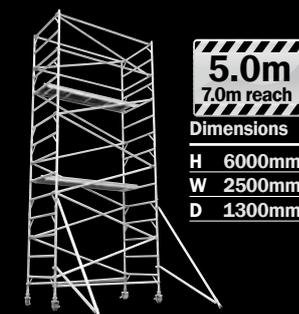
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The saw runs directly along the cutting guide — resulting in exact, and straight cuts — anywhere along the guide. There are two cutting guides available — either 800mm or 1400mm — to keep the user running true.

And because it's a plunge-saw, builders can create cut-outs within their material — there's no need to start or finish at an edge.

As with all Virutex tools, the SRI174T comes with a variety of useful features. With the 160mm diameter blade, the user can cut any angle from 0° to 45° with a quick adjustment. Usefully, no matter what angle the user cuts at, the saw will start cutting at exactly the

same place, so there's no need to re-align the cut when changing the cutting angle.

There's a precise cutting depth adjustment between 0 and 55mm. And the user can even cut right up to 13.5mm from a wall or other vertical surface, giving maximum flexibility when on site.

The design and build-quality features a soft-start 1.150kW motor, a soft-grip rear handle, and quick, simple blade changing.

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Coming complete with its own carry case and carbide saw blade, Virutex has produced another very adaptable on-site tool.

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Still the world's most powerful Impulse nailer

The Paslode IM90i next generation high powered framing nailer is leading the technology charge in the Paslode Impulse range.

Released in 2008, the Paslode IM90i Impulse framing tool has made a huge impact as New Zealand's elite builders welcome the extra power from the tool's superior 105 joule engine room.

Paslode's European designers were challenged to develop a framing tool to answer the demands of a new generation of construction materials, and they have delivered in spades.

Paslode national sales manager Peter Douglas says feedback has been overwhelming, with new users embracing the leading edge technology and the extra power.

"As more IM90i converts join the revolution, Paslode expects sales to continue to grow in the elite segment," Paslode national marketing manager Craig van Asch says.

"Our customer feedback has clearly positioned the tool for further growth as economic conditions improve. While we all understand that things are tight at the moment, Paslode will continue to strive to put the best technology and product quality in front of our customers because, ultimately, our professional builders demand the best."

The features and benefits of the IM90i are unmatched in the gas nailer market, and leading a long list of improvements is the fact that the tool has 30% more power.

Power

The IM90i packs a real punch. Delivering 105 joules of energy, the IM90i is over 30% more powerful than Paslode's current market leading framing tool, and will flush fire 90mm nails into the hardest air dried or native timbers.

The IM90i is the benchmark in gas nailing muscle as renovation specialists have been finding out.

Low temperature performance

The patented fuel injection system and fuel cell technology offers performance enhancements that are unrivalled. The system constantly monitors ambient air temperature and adjusts fuel flow to deliver optimal fuel metering for consistent high performance in cold weather.

New low temperature operation limits mean the tool will operate reliably in temperatures as low as -15° C,



The IM90i Impulse framing tool has made a huge impact.

making mid-winter carpentry a whole lot easier. This has enormous benefits for New Zealand builders as we head towards the winter months.

Quality

As the flagship of the Paslode Impulse tool range, the IM90i is packed with high performance features. Supreme power and cold weather performance is also balanced with refined European engineering that offers a range of innovations backed by decades of experience and global leadership in precision nail tool design.

Innovation

- High power: More than 30% more power than other nailers available.
- Electronic Fuel Injection (EFI): EFI offers unequalled gas metering control that ensures a consistent shot every time. The patented system measures ambient air temperature and automatically adjusts the gas dosage to optimise power performance in temperatures as low as -15° C.
- Low actuation pressure: The fuel injection system also reduces the force required to engage the tool. This, coupled with enhanced shock absorption, reduces operator fatigue and improves comfort.
- Self-locating fuel cell locking and ejection system: This innovation is designed to minimise gas leakage when inserting or disengaging the fuel cell, and does away with the need to double click the metering valve cap into position.
- On/Off battery lock positions: Two battery lock

positions allow the battery to be disengaged but still held securely when the tool is not in use. This prolongs battery charge time and prevents disengaged batteries dropping out of the tool. This saves replacement battery costs and improves safety on the worksite.

- Removable magazine: The IM90i is fitted with a standard length magazine holding up to 40 nails for use in confined spaces. Also available is a high capacity long magazine holding 80 nails (sold separately). This magazine has been popular for high volume nailing applications, and reduces downtime for reloading. Changing magazine/nail options is also a tool-free operation, allowing changes to be made in seconds.
- Eight-setting adjustable depth of drive: A new thumb wheel design is a refinement from the original tool that allows for finer depth of drive adjustment, and includes an auto lock-in feature.
- Tool-free contact tip attachments: Changing out the contact tip attachments is now a whole lot easier. Simply unscrew the attachment and screw on another. This feature will save time when switching from application to application.
- Improved tool balance: The trigger has been situated closer to the work contact element to improve comfort and reduce operator fatigue.
- Improved ergonomic styling: No-slip molded hand grip and trigger to improve comfort for high use.
- Reversible belt and rafter hook: A new compact belt and rafter hook makes tool stowage convenient.

• For more info: Ph Paslode NZ, 477 3000

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Wairakei celebrates 50 years

Dr Kerry Rodgers salutes the Kiwi technologists who gave us geothermal power

In the 1950s New Zealand was desperate for electrical energy. A succession of droughts had found the country's much vaunted hydro-electric generation capacity wanting. Power cuts were the norm. Candle and kerosine sales were up. Industry and the rest of the electorate were not happy campers.

In the North Island the situation was particularly parlous. The proposed Cook Strait cable was mired in controversy. Opportunities for further hydro generation were limited. Coal-fired stations offered a solution but the 1950s waterfront troubles made Sid Holland's government wary of anything involving the militant trade unions.

Geothermal energy offered a solution but little was known of our resource. Only Italy had successfully converted geothermal energy into electricity. Any attempt to develop geothermal in New Zealand from scratch was a high-risk enterprise, yet the power situation was critical.

The Government appreciated that while we lacked the experience and technology, it believed we had the engineers and scientists who could pull it off.

That today we can celebrate 50 years of successful, faultless, continuous operation of a major base load geothermal power station at Wairakei is a tribute to those 1950s Kiwi technologists.

Their first concern was to prove that sufficient quantities of steam were available at Wairakei. Initial bores confirmed the steam equivalent of 20MW of electricity in shallow 150-200m bores.

In 1953 bores to 300m showed sufficient steam for a 45MW station. Then deep drilling in 1956 to 580 to 990m proved the field had a capacity of at least 192MW.

The final design of the Wairakei power station was constrained by the temperatures and pressures proving less than ideal.

The steam contained a high proportion of very hot water. To deal with this mix, the Kiwi engineers came up with brand new technology and built the world's first pressurised steam/water separator.

They also invented a silencer to strip the upper frequency range from the literally deafening noise produced by bore discharge. The din could be heard 10km away, and borefield workers experienced severe headaches and dizziness.



Drilling the first bore holes provided a steep learning curve that would have intrigued OSH.



A 1990s model Kiwi water/steam separator. In the background is a bore silencer.

In 1955 the go-ahead was given to our engineers and British firm Merz and McLennon to design New Zealand's first geothermal power station. Just three years later, on 15 November 1958, electricity was fed to the national grid for the first time from one of the 6MW generators at the brand new station.

While it was the second geothermal power plant in the world, it was the first to use very hot water as a steam source to drive its turbines. Full operation was achieved in October 1963.

Since then, Wairakei has operated continuously, apart from three months in 1968. Unlike hydro or fossil fuel stations, geothermal plants run 24/7. Engineers hate to shut them down as they are damn hard to start up.

As such, Wairakei is an important base-load station of New Zealand's national power system. If you get up at 2am to make a hot drink — or even recharge your electric drill — there is an even chance your electricity is coming from Wairakei.

The station operates at better than 90% of maximum output, with an efficiency for converting heat energy to electrical energy of 37%, comparable to many newer geothermal plants around the world. Wairakei is a great example of 1950s Kiwi Can-do.

The development of Wairakei owes much to the absence of any Resource Management Act in 1950s New Zealand.



An aerial view of the Wairakei field and station in the mid-1980s.

At that time we were not a country obsessed by environmental sensibilities. The public's sole concern was for electricity that allowed them to turn on their new-fangled TVs and make a cuppa during the ads.

Although geothermal power had been sold to the public as a clean energy source, it comes with a host of built-in environmental issues. At Wairakei the extraction of massive amounts of hot water saw the world famous geysers of nearby Geyser Valley shut down. They have never restarted.

Subsidence affected the surrounding land and, in places, exceeds more than 10m. And the power authorities came to accept that discharge of spent water was detrimental to the Waikato River.

In 1978 they commenced re-injecting spent water back into the geothermal system. Today, some 46,000 tonnes of spent fluid are returned to the reservoir each day. This re-injection helps increase reservoir pressures and reduces subsidence.

Today the Wairakei Power Station is owned and operated by Contact Energy Ltd. There are 54 bores in production, with an average depth of over 610m. The two

powerhouses have installed capacities of 67.2MW and 90MW respectively.

The annual energy output accounts for 4.3% of New Zealand's total annual production, or about 5% of the North Island's electricity needs, sufficient to supply the demands of Taupo, Rotorua, Napier and Hamilton.

In 2007, Contact Energy won its six-year, million dollar legal battle for resource consents to continue running the Wairakei station. Although approval had been gained in 2004, appeals saw the process dragged out in the Environment Court.

Contact is now proceeding with its plans to develop new geothermal power stations at the adjacent Tauhara and Te Mihi fields, with an ultimate goal of replacing the existing station.

The Wairakei power station is not usually visible from State Highway 1, but hikers in the scenic reserve across the river have an excellent view. Fossil-fuelled stations are visual abominations. Nuclear plants, those that are imaginatively designed, can evoke planetaria. The Wairakei power station is somewhere in between.

It is "all right." The fierce noise levels (up to 90dB) that permeate its interior, the reek of H₂S that seeps off the roof and down into the offices of the station's supervisory force, and the ugly pile of insulators, conductors and transformers that constitute a switchyard, are all tucked away from public exposure.

Even the transmission lines make a modest exit through a stand of stately pinus radiata . . .



If a tramper on State Highway 1 pauses at dusk five miles north of Taupo on a moist day with a stiff breeze, he is treated to an eerie sight of haunting beauty.

Scores of fleecy plumes arc skyward only to be seized and devoured by green demons that haunt the boughs of imperial conifers.

Bundles of silvery bull whips, cracked by an invisible giant who lurks behind the western hill, are caught in stop-action as they rise and fall in unison.

It is an odd amalgam of technology and nature, of the Tin Woodsman of Oz and the Sorcerer's Apprentice, gently underscored by the whispering, slightly syncopated "whuff-whuff . . . whuff-whuff" of the well-head silencers.

Dr Robert Axtmann

Subcontractor not found liable to principal in absence of contract

Tim Bates and Francesca Collins of Auckland law firm Legal Vision examine a case concerning subcontractor liability.



The Auckland High Court decision of Justice Keane in Northern Clinic Medical & Surgical Centre Ltd v P S Kingston & Others (CIV-2006-404-000968) explored the topical issue of whether a subcontractor can be liable to a principal in contract, when neither party contracted directly with one another, but with the head contractor.

The decision further queried whether the same subcontractor could be liable to the principal in tort, taking into consideration the issues of proximity and policy.

Background

The plaintiffs, Northern Clinic, own the Northern Medical Centre in Takapuna, Auckland, which operates as a hospital. The centre was designed and built in 1999-2000 on behalf of Northern Clinic as principal, by Goodall ABL Construction Ltd ("Goodall") under a contract worth \$3.1 million.

Shortly after the work was completed, but before it had fulfilled all its contractual obligations, Goodall

went into liquidation.

Northern Clinic then found itself unable to obtain a code compliance certificate for the centre on the basis that the exterior cladding was neither watertight nor durable. Remedial works to the alleged tune of \$750,102 were carried out by the plaintiffs.

Knowing they were unable to seek recovery of monies expended on remedial works from Goodall, the plaintiffs looked to the other parties engaged in the design and construction of the centre.

The party at the centre of this claim was Matthew Vesey, a subcontractor then trading as Cladright Developments, who carried out the exterior cladding.

The plaintiffs brought two claims in contract and one claim in negligence against Mr Vesey for alleged deficiencies in his exterior cladding work.

Claim against Mr Vesey in contract

It was not an issue that the plaintiffs did not contract directly with Mr Vesey, but that the plaintiffs contracted with Goodall who was then to engage the subcontractors and obtain guarantees from those subcontractors.

The most lengthy guarantee, of 15 years from the date of practical completion, was to be that for exterior cladding.

For the plaintiffs to succeed in its claims in contract it had to satisfy the court that Mr Vesey, in fact, contracted with Goodall in such a way that it tied him to the head contract, and that he contracted to give the 15-year exterior cladding guarantee on which the plaintiffs rely.

The onus was on the plaintiffs to prove either that Mr Vesey was sent such a subcontract by Goodall in 1999, or that Mr Vesey, in fact, executed such a subcontract in 1999.

Northern Clinic maintained that as guarantees were standard in the construction business, it would have been inconceivable that Goodall would have engaged Mr Vesey on any lesser basis.

Further, the plaintiffs relied on Goodall's prior dealings with Mr Vesey and argued that even if Mr Vesey did not sign a subcontract and contract of guarantee on

this particular occasion, Goodall's standard terms to that effect would apply by virtue of their prior business.

Mr Vesey denied signing any guarantee relating to the exterior cladding, and maintained that his subcontract with Goodall related only to his quotation, and the plans and specifications.

He denied receiving the head contract and maintained he only found out that Northern Clinic was the principal upon proceedings being issued against him.

Decision

The court determined that Northern Clinic had no claim in contract against Mr Vesey. The plaintiffs were relying solely on what ought to have happened within Goodall's business transaction with Mr Vesey, but were unable to provide any evidence to prove their hypothesis.

By the plaintiffs' own admission, it was Goodall's practice to retain together all contract documents relating to any project, and yet no documents pertaining to the supposed subcontract and contract of guarantee signed by Mr Vesey were contained within Goodall's bundle.

Claim against Mr Vesey in negligence

Having failed to prove its contractual claims, Northern Clinic then asked the court to find Mr Vesey liable in negligence.

It argued that as a subcontractor to Goodall, Mr Vesey owed the principal a duty to exercise reasonable skill and care while undertaking his work, and that any breach of that duty could cause Northern Clinic reasonably foreseeable loss.

Further, it argued that a duty of care on Mr Vesey's part was consistent with statutory obligations under the Building Act 1991 (and now, 2004).

Conversely, Mr Vesey argued that there was no nexus between himself and the principal, either in tort or contract. He argued that the loss Northern Clinic suffered was economic, and that was never a risk that Goodall called on Mr Vesey to accept.

Whilst he accepted that it was reasonably foreseeable

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