

building today

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House of the Year:
Winners and
comment inside

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building today

For obvious reasons, a lot of us will be very happy to see the end of 2009. However, there appears to be light at the end of the tunnel so a positive attitude is essential as we head into the new year.

Building Today's recent on-line poll resulted in just over 80% of respondents answering "Yes" to the question: "Are you optimistic that the construction industry will pick up before the end of 2009?" So it can't all be bad!

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

We look forward to bringing you more news, views and information on New Zealand's construction industry in 2010.

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

Andrew Darlington
Editor



The 2009 House of the Year Supreme Award went to PSL Construction of Auckland for this home in Glendowie, Auckland.

cover story 14-24

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chief's chat

by ceo warwick quinn

2010 looking better but still tough

Well, the year is almost over and it hasn't been an easy one. Many of you will be looking forward to the Christmas break, taking a big breath and thinking thank heavens 2009 is now behind me. 2010 is looking promising but we will certainly not see the heady days of pre-2007 for some time to come.

Nearly all of you have probably had to cut costs, reduce staff numbers and fight for work. It can be hard releasing staff, particularly if they have worked for you for many years, and I feel for you, them and their families.

But you have indeed survived, and the bottom of the cycle seems to be behind us after new building consent figures hit an all-time low earlier this year.

They have been slowly picking up and the mood is more optimistic, but we are predicting a slow recovery



so 2010, while better than 2009, will still be tough.

That will mean having to continue being cautious, not losing the ground you've made, and remembering the lessons you have learned from the past couple of years.

The Federation has also had to "cut its cloth" to react to the difficult times, but is now well placed going forward to respond to an improving and ever-changing market.

What do we see on the horizon for 2010? Well, clearly the announcement of the Licensed Builder Practitioner scheme by the Government in August 2009 will be high on the agenda.

We understand our submissions to simplify and

streamline the process have been well received, but we await the final outcome of Cabinet deliberations.

We expect to have decisions early in the New Year, and we are talking with the Government about how we can best interact with them so that you, our members, can have a simple, straightforward application process.

Once this is completed we will let you know, as the public will start to pick up on the fact that there are licensed builders and may insist their builder be one — and we don't want you to miss out on work because of that.

The Building Act review will be well advanced next year and, potentially, has some significant impacts on the residential construction sector with regard to:

- compulsory home warranties,
- streamlined consenting and inspections,
- implementation of multi-use approvals,
- definition of major and minor variations (minors will not require a consent),
- removal of non-productive regulations, and many more.

We will continue to be heavily involved in all of these, and to advocate on your behalf.

We will be working hard next year to improve our membership benefits and services now that we have reorganised ourselves into like membership categories.

We are looking forward to identifying and developing the "naked solutions" that everyone wants, and the "discretionary options" unique to each segment.

Finally, from me and everyone at the Federation, we wish you all a very Merry Christmas and a safe and enjoyable New Year. See you in 2010.

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Whakatane Master Builders get Dance-Floored!

The Whakatane Master Builders Association is a major supporter of its local community. You may recall a story published in *Building Today* a couple of years ago applauding members for saving the Bay Health Foundation hundreds of thousands of dollars when they pitched in to help build a new oncology clinic at Whakatane Hospital through Project Hope.

Well, they're at it again. They recently teamed up with Quota International Whakatane to pull off a very successful charitable event for the Eastern Bay of Plenty Hospice by hosting Whakatane's own "Dancing with the Stars".

Hospice EBOP provides essential care for people with a life limiting illness, and support for their families. Their nurses provide specialist palliative in-home nursing care to patients of all ages, cultures, and spiritual and religious beliefs.

Their funding comes through a government contract with the District Health Board which only covers around 55% of what it actually costs to provide hospice services.

The big night was held recently at the Whakatane War Memorial Centre, and it was certainly a night many will remember.

John Pullar of Pullar Builders — an RMBF member since 1981 — put down his tool belt to become a judge for the evening, although he did provide some building expertise in preparation for the night.

"The dancers had been practising for around four months, so we thought it was only fair to give them a dance floor," Mr Pullar says.

The raised dance floor was constructed and erected in just one afternoon, two days out from the big night, with huge help from Bunning's Warehouse Whakatane.

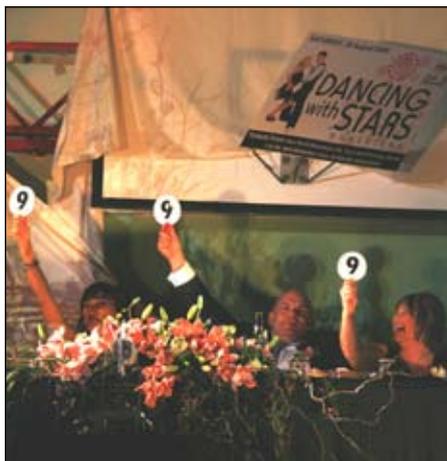
Five hundred tickets were sold as quickly as they were printed, so organisers decided to open up 300 more — and they were sold just as fast!

The stage was lit, the dresses donned and the jivers looking lively as the couples made their way to the floor.

Joining Mr Pullar on the judging panel were entertainment diva Tina Cross, Hospice EBOP manager Ngaire Lewis and MP Rodney Hide — with no yellow blazer in sight!



John Pullar and the team build the stage.



The judging panel — Entertainer Tina Cross, MP Rodney Hide and Hospice EBOP manager Ngaire Lewis.

With 15 couples in the competition, it was Rumba masters Sita Thakersi and Scott Muncaster who had the time of their lives and took out the win.

Whakatane Registered Master Builders really enjoy getting behind community events. "It's great for us to be involved in something as extraordinary as this. We want to give back to the community and, of course, support a great charity," Mr Pullar says.

A whopping \$25,000 was raised for the Hospice from the night.

"That figure was way beyond our wildest dreams. And what a way to help such an under-funded charity."

Many local businesses also got involved with the sponsorship of the event, prizes and materials.

And the raised dance floor has definitely been put to good use by Theatre Whakatane who were delighted to take it off their hands.

So, will "Dancing with the Stars" become an annual



Scott and Sita, winners of DWS.

event? Mr Pullar says to keep the magic alive, the Whakatane Registered Master Builders Association is looking to get involved with charitable events every couple of years.

And, given this event's popularity, Whakatane could see a second season!



Watch out for RMBF's new look Nailing it Home e-newsletter for members

For an up-to-date look at what the team in Wellington are working on for our Master Builder members...

... check your email now and enjoy the read!!

Spread a little cheer!

By RMBF president
Brent Mettrick

Typically at this time of the year we're all racing around getting our clients into their homes by Christmas.

For a short time after these few frantic weeks, building work tends to be a bit thin on the ground for most of us. Notwithstanding that, we all deserve a damn good break!

As much as we've had a torrid time in the past 12 months, so have our supply partners. We all need to ensure we are properly capitalised for the January and February cash tightening so that we keep on top of our accounts until business picks up again.

We cannot afford to assume that our suppliers are going to be in a position to extend our credit as readily as they may have done in the past because, frankly, most of them just can't.



In 2008 we lost a number of builders, generally because they were undercapitalised and poorly managed. 2009 was, by comparison, a lot better, but the sector is still lacking in real volume, with only 15,000 new home starts and a tight commercial sector.

The market is still seemingly bouncing along the bottom (strange when a couple of months ago the media were concerned about the boom impacts), and there is no room for mistakes or complacency in guiding your business around the icebergs of the market place.

The RMBF is willing and able to help if you have issues, so please don't hesitate to call for help if you need it.

Our thanks for House of the Year

This year's event was truly spectacular. I would like to thank Sharon and the team at the Acumen Republic for a job well done. Also, thanks to John Beveridge and his team at PlaceMakers and the rest of the sponsorship family for their continuing support of this event.

It is extremely rewarding to see how our builders lift the game each year to aspire to the title of House of the Year winner.

To the builders out there who make it to the podium at this prestigious event, I thank you for demonstrating why we call ourselves Registered Master Builders.

I would like to take this opportunity to wish you all a Happy Christmas with those who you hold dear. We have had a busy year with a number of successes and, thankfully, fewer casualties. Please take a break and be ready for what will surely be a better year to come.

Liability 101

By RMBF in-house counsel
Leoni Carter

Builders are sometimes surprised when they realise there are warranties on their building work even if not stated in the contract under s397 of the Building Act 2004 and the Consumer Guarantees Act 1993, and that responsibility (and liability) for their work can extend up to 10 years under s393 of the Building Act 2004.

From a contractual perspective, if you had a full contract for a build then you're "it" in terms of liability for a defect that occurs with the building, for the quality and performance of the materials and the specialist trades used.

However, if you have a "labour-only" contract then you are responsible only for the performance of your own work. Materials are selected and supplied to you for your use in completing the work.

Members often call to discuss some interesting contracting arrangements that their potential clients are suggesting to them.

The client wants to minimise the cost of the build and think they have the nous to project manage it. They're



sure they can get the best deal on materials through their Uncle Bob who works at a building supplies yard (and avoid paying a margin) or they have a specialist trade (at mate's rates) that they've promised they'll use on the job.

They will approach the builder to do the job "labour-only". Sometimes this works well and the client does a good job of running the project.

But often the client soon finds there's more to this building caper than they thought, and they can't be on site as much as they are needed and they don't really have the knowledge to ensure the job is being done correctly.

They then approach the builder to be available for delivery, inspection, acceptance and storage of the materials, and to schedule and supervise the subbies.

It is very important to discuss this possibility up front with a client, and make it clear that if these extra duties are thrust upon you, then the job goes from being "labour only" to "managed labour only".

The extra work will be done but at an hourly rate — which may differ from the carpentry rate — so that there is a clear understanding between you at the outset.

What you also need to consider is that the liability that comes with being the head contractor can creep back into managed labour-only contracts. Once you go from "hands off" with respect to materials and specialist trades to "hands on" in their selection and supervision, you are taking on the liability as well.

If anything goes wrong, the client will argue that they paid a management fee and relied on your expertise, and that you were effectively in control of the project.

It is hard to see the benefit for a builder to accept such an arrangement when the control of the site, the selection of materials and specialist trades was not his at the outset, and have been handed over to him when it got "too hard" for the client.

If this scenario happens to you, ensure that the change of the scope of your role is recorded and properly disclaimed. The RMBF can help with this.

Also, the revised Labour-Only Building Contract, and Labour-Only Building Subcontract will be available before the end of the year. These cover all the issues particular to these kinds of jobs.

We recommend members use these to ensure that issues of liability are covered off.

Building his way to the top

Nelson carpentry apprentice Shayne Dickenson was over the moon to take out second place in the Registered Master Builders 2009 Apprentice of the Year, in association with Carters.

Shayne, 20, was presented with his award at the national final of the competition in Wellington recently by Minister for Building and Construction Maurice Williamson.

Shayne knew he was interested in a career in building when he left school and enrolled in a building course at the Nelson Marlborough Institute of Technology (NMIT).

"I've always enjoyed making things, and there has never been any doubt in my mind that I wanted to be a builder," Shayne says.

"Even as a kid I loved the toy hammers and tool sets, so it was pretty clear I was going to be in the trade from day one."

While studying at NMIT, Shayne was offered the chance to apply for an apprenticeship with Coman Construction, an opportunity he grasped with both hands.

"Gordon Coman approached the polytechnic and three of us went through an interview process. Luckily for me it paid off," he says.

Shayne has been with Coman Construction for three years and says he loves being part of their team.

"Gordon and the rest of the guys I work with have been so good to me. They have given me a great base to

build from and I'm extremely fortunate to work with a great team."

The Apprentice of the Year judges were greatly impressed by Shayne's positive attitude and his approach to his work.

"Shayne lights up when he talks about building. His passion for his work is obvious, and it's clear he's a perfectionist who likes to research the technical elements of his projects before he starts a job," the judges said.

"The entire competition was a great experience — from submitting my work for review to the national event. The most satisfying thing is being rewarded for all the hard effort that goes into putting yourself forward. It just goes to show you only get out what you put in," Shayne says.

Next step

Looking ahead, he plans to stay with Coman Construction and slowly build his way to the top.

"The next step for me is to just keep doing what I'm doing. I still have a long way to go and the best way for me to get ahead is to learn from the guys around me."



2009 Apprentice of the Year runner-up Shayne Dickenson accepts his award from Minister for Building and Construction Maurice Williamson.

When asked what advice he would give to apprentices thinking of entering the Apprentice of the Year in 2010, Shayne says "just give it all you've got".

"If you are going to enter, make sure you do it whole-heartedly. There's no point if you are not going to give it 100%. You really need to go in and give it your all.

"There are great prizes, great people and it looks impressive on your CV. It's a superb way to set yourself apart, and it shows an employer you're committed to meeting a high standard."

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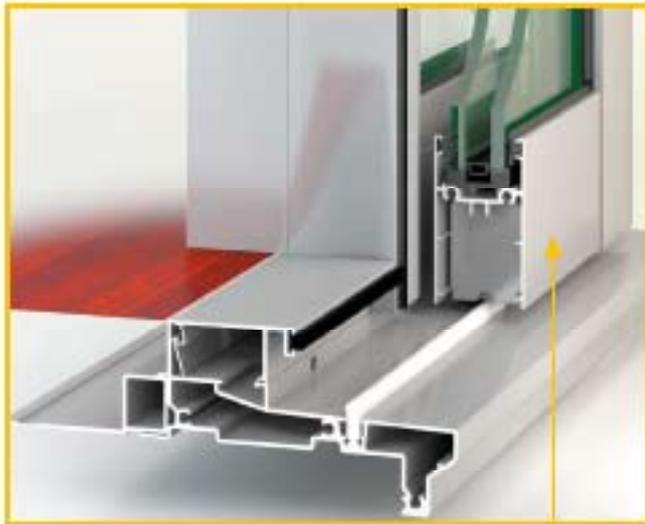


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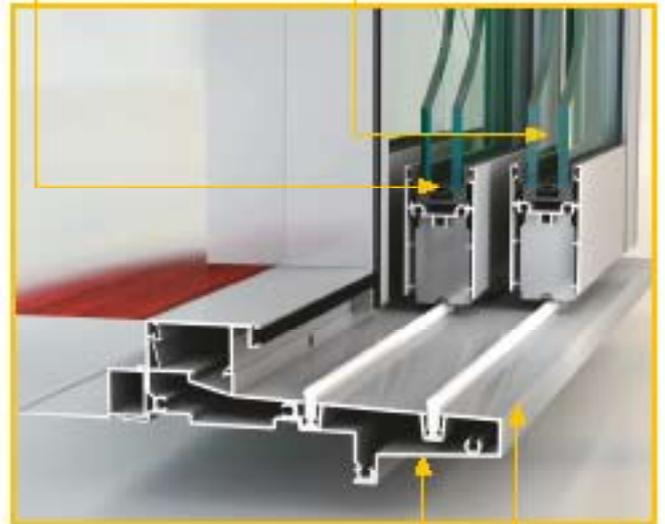
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ITM steps in as long-term V8 sponsor

New Zealand's largest annual sporting event, the V8 Supercar street race in Hamilton, will be sponsored by ITM for the next three years.

The event, set for 16-18 April next year, will be known as the ITM 400.

The announcement is an exciting development for the New Zealand sole round of the V8 Supercar Championship that has attracted 300,000 fans in the first two years.

"To secure a naming sponsor of this significance provides increased commercial credibility, and to achieve this outcome in the current economic climate speaks volumes for the stature of our event and our belief that V8 Supercars can deliver a value-for-money, positive return on investment for sponsors," according to event director Steve Vuleta.

"ITM has been a sponsor in the past two years. They are a strong New Zealand company with nationwide distribution, their customers are part of our key demographic mix and ITM

has excellent brand and corporate values," Mr Vuleta says.

ITM, with more than 90 branches nationwide, are delighted with the new sponsorship.

"The whole team at ITM is thrilled to be the naming sponsor for the ITM 400," ITM chief executive Gordon Buswell says.

"We have built our brand to attract customers, build credibility with suppliers and excite our people. The ITM 400 undoubtedly achieves all three.

"This will be our third year of involvement in what has become New Zealand's largest sporting event. The construction of the track, its removal, the precision of the racing teams and the responsiveness to the needs of the motor racing public are all measures of professionalism that we are thrilled to be part of."

The announcement has met with a positive response from V8 Supercars.

"The ITM 400 in Hamilton is without doubt the best sporting

event in New Zealand. It is also a vital part of our Championship and its long-term future," executive chairman Tony Cochrane says.

"This is sensational news that ITM, a company that is enjoying such tremendous growth, has chosen to increase its sponsorship to naming rights level. It clearly shows that companies associated with our sport, the V8 Supercar brand and the great events we stage, bring with them significant rewards for our partners."

The organisers, pleased with a favourable date in the last week of the school holidays, said they felt it important to recognise the current economic climate in ticket pricing.

"We have reduced our pricing for general admission and silver grandstands by approximately 30%," Mr Vuleta says.

"Fans will be able to come to the event for as little as \$19 for the day. We have converted four of our existing grandstands to the new flexi-ticket seating.

"And children under 15 are free for general admission. Overall we think this is excellent value-for-money entertainment."

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Building outlook — drivers for the next upturn

By **Adeline Wong**, Author of BIS Shrapnel's *Building and Construction in New Zealand 2009/10 – 2014 Report*

The New Zealand economy has shown signs of stabilisation in recent months, supported by early signs of a housing market rebound and improved retail sales. However, the economic recovery remains fragile, which was what kept the RBNZ from raising the OCR just yet. Although the global outlook has improved over recent months, the IMF has continued to caution that all is not out of the woods yet.

House prices in main cities have recently reverted back near to the previous peak. The rebound in house prices is due to pent-up demand that has been partly released due to an improvement in home affordability, helped by low interest rates and lower house prices.

A shortage of housing stock for sale in the market has also contributed to rapid house price increases. The housing market rebound has also been underpinned by strengthening net migration, as fewer New Zealanders are departing offshore to Australia and Britain, countries that are also grappling with higher unemployment rates.

The rebound in the housing market should trigger the onset of a recovery in house building activity, albeit from a very low base, but we expect activity to remain relatively low over the next 18 months.

Despite improvements in house prices in the main

cities and in sale transactions in recent months, the housing market upswing is not yet well-established. But as the residential property market strengthens, we expect the residential construction cycle to be near its bottom and will soon rebound.

We expect a moderate rebound in overall residential consents for the December quarter. From thence, it will build up momentum to a strong activity level by 2012/13, led by the Auckland area.

However, a likelihood of the housing market recovery gathering momentum, combined with low new housing supply (below 15,000 units per annum over the two years to 2010/11), and strong net migration, may force the RBNZ to tighten monetary policy earlier and more aggressively over the course of 2010 to rein in the housing market and inflation.

Consumer demand growth will gather pace from the second half of 2010, and turn into strong growth from 2011 on the back of a full-blown global recovery.

With new supply running below demand due to under-building in past years, combined with inevitable interest rate hikes, home affordability will once again be a real challenge.

Keeping the affordability issue in mind, we expect this residential building cycle to peak at a lower level of activity at below 27,000 units nationally in 2012/13, compared to record levels of 30,000-31,000 units per annum over the two years to 2004/05.

Non-residential construction has remained resilient, held up by strong activity in the social and institutional sector — especially in the hostels, education buildings

and sports, recreation and entertainment sectors, as well as in the office building sector.

Building activity in the health, retail and factory building sectors has also remained relatively healthy. However, we continue to expect non-residential construction to enter into a downturn soon, as activity levels begin to drop off following the construction of projects related to the 2011 Rugby World Cup.

This downturn is expected to be mild, as it is driven by weak demand (not excess supply) and lack of financing for developers to start new projects following the credit squeeze during the global financial crisis.

The current economic downturn has resulted in weak demand for commercial properties, causing rental rates to soften and, therefore, exerting upward pressure on vacancy rates. But the saving grace is that the markets are not oversupplied. A lack of funding and take-out of the end product has curtailed or delayed most new projects in the past 12 months, particularly in office development.

As a result, new additions to office space over the next three years have halved, which means that, once demand picks up again, excess space will be quickly absorbed, vacancy rates will tighten and rents will rise — setting the stage for the next upturn.

Strengthening leasing markets will bring back the equity injection that will underpin the next round of commercial projects.

• For more info: **Ph Adeline Wong, BIS Shrapnel,**

0612 9959 5924

On the web: www.bis.com.au



We are pleased to extend an invitation to BIS Shrapnel's fifth

NZ Building and Construction Forecasting Workshop

This half-day Workshop provides a forum for the presentation of BIS Shrapnel's latest New Zealand building and construction forecasts for all sectors for three years ahead, and the drivers of the New Zealand economy.

The session will provide attendees with valuable tools for planning and budgeting. Current subscribers to our *Building and Construction in New Zealand* service are entitled to two complimentary seats. Non-subscribers may attend the Workshop for a fee of A\$650. Attendees will receive a set of papers to supplement the presentation.

WORKSHOP DETAILS:

DATE: Tuesday 23rd February, 2010

TIME: 9.15am till 12.15pm

VENUE: Stamford Plaza, Albert Street, Auckland

COST: A\$650

PRESENTER: Robert Mellor

For further information regarding the Workshop, to print a registration form and to view our cancellation policy, please visit the conference page of our website at:

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'Masterpieces' take out



A “masterpiece” of a new home in Auckland’s eastern suburbs and an innovative aquatic centre in Queenstown have taken out the supreme awards at the Registered Master Builders 2009 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

Minister for Building and Construction Maurice Williamson was guest of honour at the black tie gala dinner held in Auckland recently, attended by more than 600 builders and industry leaders.

The 2009 House of the Year title went to PSL Construction of Auckland for a home in Glendowie, Auckland, which also won the New Homes over \$1 million and Gib Living Solutions® awards.

The three-storey house is on a stunning site with panoramic views across Karaka Bay to Browns Island and around to Music Point.

The home revolves around a pivotal atrium

space, which extends the lounge space for large gatherings, and provides climate control for the whole house through large sensor-controlled panels that automatically open or close.

A limited range of premium materials have been used, with wood panelling in a variety of hues and colours contrasting with basalt-clad pillars to create a warm, homely feel.

National residential judge Guy Evans says it is an exceptionally designed and crafted home — “an absolute masterpiece”.

“The degree of difficulty and detailing required of the builders was a real test of their skills, and one that was delivered to the letter,” Mr Evans says.

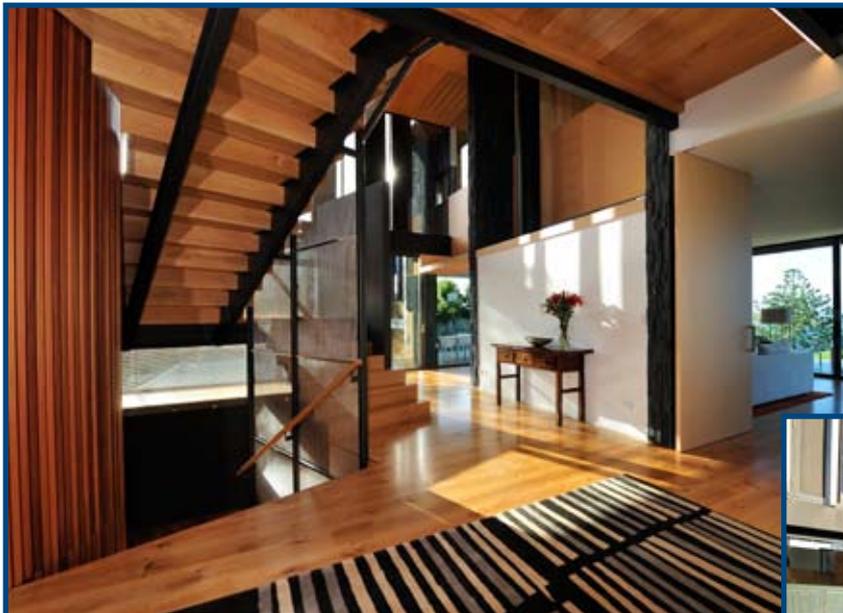
“This home is a deserving winner of the highest accolade in residential building, and stood out in a field of exceptional work.”

Naylor Love Limited (Central Otago Division) took out the supreme award for commercial projects for the Alpine Aqualand in

2009 PlaceMakers Supreme Award and winner New Homes over \$1 million

PSL Construction Ltd

Site location: Glendowie, Auckland



Judges citation:

This was an exceptionally designed and crafted home. The degree of difficulty and detailing required of the builders was a real test of their skills and one that was delivered to the letter with a magnificently crafted interior and exterior.

An incredible test of the builder’s skills, this home has been beautifully crafted and has resulted in a living environment of the finest order. This home is a deserving winner of the highest accolade in residential building, in a field of exceptional work.



2009 Supreme Awards

Queenstown, a new public swimming pool and leisure centre owned by Queenstown Lakes District Council. It also won the Tourism and Leisure Project.

The centre is distinctive for its unique design, reflective of its backdrop of The Remarkables mountain range, and contains interior features that resemble the local landscape, such as a winding "lazy" river and a mountain waterfall.

National commercial judge Simon Tonkin says the project was clearly not a conventional build, and would have required a vast degree of planning.

"Alpine Aqualand caught our eyes for a number of reasons — not the least how well the building reflects its surrounding environment, and the high degree of design complexity which required an outstanding level of workmanship," Mr Tonkin says.

"The result is a unique and very attractive facility, and one which is an asset to the local community."

Registered Master Builders Federation chief executive Warwick Quinn says the competition continues to set the benchmark for residential and commercial building in New Zealand.

"The quality of this year's finalists has yet again raised the bar, and they clearly demonstrate the value of choosing to build with a Registered Master Builder," Mr Quinn says.

"The range of building work, from home renovations to large-scale commercial projects, shows that the professional approach and dedication of these builders to their craft is unsurpassed."

John Beveridge, chief executive of principal sponsor PlaceMakers, congratulated all the National Gold Reserve and category winners, and applauded them for their part in helping New Zealand out of the recession.

"All the finalists tonight are not only building outstanding homes and workplaces that will serve future generations, but are keeping

people in jobs and are at the heart of the economic recovery today.

"At PlaceMakers, we believe a good builder is recession-proof. We are proud to be associated with a competition that acknowledges and rewards the best of New Zealand's builders."

The 100 finalists — all National Gold Reserve winners — were selected from 548 entries in 20 regional competitions held throughout New Zealand during June, July and August.

The Registered Master Builders House of the Year and RMB Commercial Project Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living Solutions*, Pink* Batts* Ultra* (Tasman Insulation), Housing New Zealand Corporation, Nulook, the Department of Building and Housing and Meridian, with event sponsors NewBuild Home Finance and BRANZ.

2009 RMB Commercial Project of the Year and winner Tourism and Leisure Project

Naylor Love (Central Otago Division) Ltd

Site location: Alpine Aqualand, Queenstown



Judges citation:

The Alpine Aqualand project immediately stood out for a number of reasons — not the least how well the building reflects its surrounding environment, its high degree of complexity and the outstanding level of workmanship. This project is not a conventional build — most of the structure is built on an angle and the builder worked hard to ensure the complex design was well executed. This facility will be a credit to the community for years to come.



PlaceMakers Renovation Award under \$250,000

Kuriger Builders Tauranga Ltd

Site location: Tauranga

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Judges citation:

A superb renovation that has transformed old living spaces, especially in the kitchen and living areas – into a new spacious and light kitchen and living area, including the addition of an outdoor deck and new entranceway. This is a stunning renovation that has retained and enhanced the unique character of this home.

PlaceMakers Renovation Award \$250,000 – \$500,000

Gray Bros Residential Builders Ltd

Site location: Maori Hill, Dunedin



Judges citation:

This renovation is a seamless integration of old with new. From the recycling and reuse of brick to matched leadlighting in the new windows, the average person would walk into this home and not know what had been altered — that's how well it has been executed — a testament to the builder's skill.

PlaceMakers Renovation Award over \$500,000

Ezebuild

Site location: Venture Cove, Nelson



Judges citation:

This renovation has transformed the original dwelling on what is one of the most unique locations. The degree of difficulty for the builder was extreme, with concave and convex curving walls perfectly and consistently executed throughout — from the foundation to the roof — delivering a magical result. The design and build of this home is the perfect response to an idyllic location.

Lifestyle Awards

PlaceMakers Bathrooms Excellence Award



Builder: Ezebuild

Site location: Venture Cove, Nelson



Judges citation:

This modern renovated home has bathrooms with numerous features, ranging from the dial-a-colour water faucet that indicates the heat of the water, to a bathtub with a view to die for. The workmanship in each of the bathrooms is flawless — this property is the epitome of excellence in bathroom design and workmanship.

Builder: D R Borman Ltd

Site location: Mt Holdsworth, Carterton



Judges citation:

This home sets the standard in energy efficiency. The home is 'off the grid' — completely and totally self sufficient, generating and storing its own energy needs. Starting with an orientation to maximise solar gain, and protection from the wind, its energy management and energy efficiency are exceptional — well planned and thoughtfully executed throughout the property.

Pink® Batts® Ultra® Energy Efficiency Award



PlaceMakers Heart of the Home Kitchen Award



Builder: John S Macdonald Builders Ltd

Site location: Hamilton



Judges citation:

This is an elegant kitchen featuring oak which is beautifully integrated into the space and stunning features such as concealed lighting. Supported by an adjacent full butler's kitchen that can cater for a large number of guests in a home that's designed for entertaining, this kitchen meets the owners' complex brief and is exceptionally well crafted throughout.

Builder: David Reid Homes (Central) Ltd

Site location: Clyde, Central Otago

Judges citation:

This home is beautifully situated and of a scale that successfully blends with the local architectural heritage. The outdoor living spaces are integrated beautifully with the home. With a series of pavilions, this is a simple yet beautifully executed home and outdoor living area — delivering generous, functional, warm and comfortable spaces.

Outdoor Living Award



GIB Living Solutions® Award



Builder: PSL Construction Ltd

Site location: Glendowie, Auckland



Judges citation:

Beautifully crafted with exceptionally finished and detailed interiors, this is a home that you could spend a lot of time in every room. The interiors are warm and inviting, incorporating sophisticated palettes of rich materials — all of which have been exquisitely executed — delivering living conditions of the finest order.

New Homes under \$250,000

Presented by Housing New Zealand Corporation



*Tasman Holdings
Nelson Ltd*

Site location: The Wood, Nelson



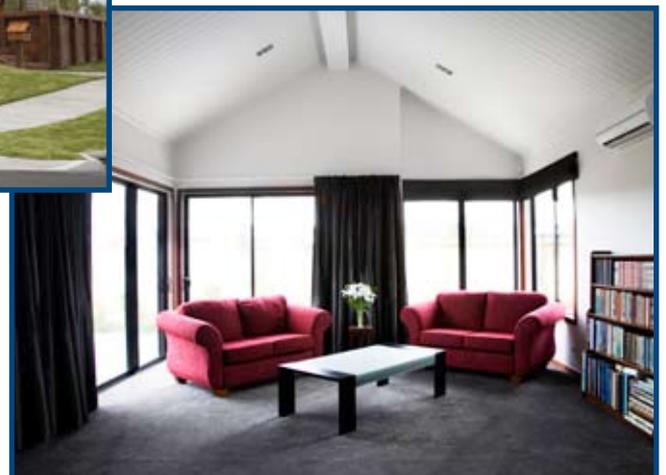
Judges citation:

This is a delightful little home. The builders' quality and detail in finishing made it stand out from the rest with workmanship of a standard that you would expect in a category of substantially higher value. A beautifully crafted small home that demonstrates that you can build exceptional properties within this price bracket.

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

Penny Homes Ltd

Site location: Taupo



Judges citation:

This is a well crafted home with great thought throughout the design and layout, brought through in the building execution. A special feature is the raised ceiling in the living area and the step-down floor in the lounge. These surprising interior spaces, coupled with exceptional workmanship and craft of the builder, deliver a stunning home for its owners — one that will stand the test of time.

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

*David Reid Homes
(Southland) Ltd*

Site location: Riversdale, Southland



Judges citation:

This is a very crisp and well-built home, with flawless workmanship throughout. The home has a lovely comfortable feel from the minute you work in the door. The house's relationship with the landscape is superb, creating a relaxed environment in a highly functional and warm home. This build is close to perfection.

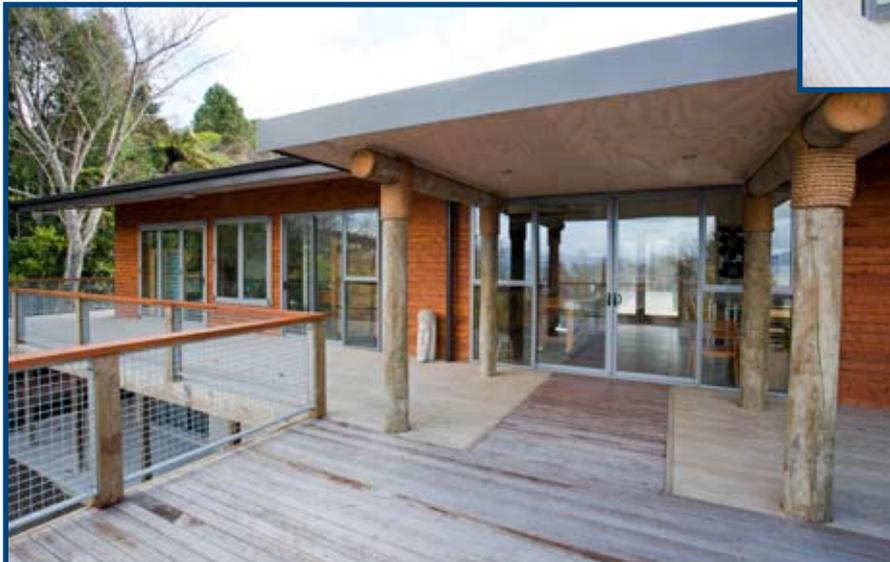
New Homes \$450,000 - \$650,000

Presented by NewBuild Home Finance



Tissink Builders Ltd

Site location: Lake Tarawera, Rotorua



Judges citation:

Built on a unique site overlooking Lake Tarawera, this is a beautifully executed build, with high degrees of difficulty. The home has a number of unique and interesting features, including recycled timber off the family farm, as well as many sustainable features. A beautifully built home that makes the most of its unique location, this new home delivers on the clients' dream to enjoy the property for many generations to come.

New Homes \$650,000 to \$1 million

Simon Roche Ltd

Site location: Eastbourne, Lower Hutt



Judges citation:

An incredibly narrow defined site and stunning architectural design provided a high degree of difficulty and challenge for the builder to ensure the home benefited from the views to the hills and harbour. With so much happening inside and outside the home, the builder's craftsmanship is immaculate. Given the huge programme and detailing on such a confined site, the result is testament to the builder's skill and commitment to execute a job to perfection — something rarely achieved.

Nulook Builder's Own Home Award

Metzger Builders Ltd (MBL)

Site location: Harewood, Christchurch



Judges citation:

A fine example of a builder and his wife working together with an architect to produce a stunning result. The sum of the builder's experience is reflected in the workmanship and craft in the home — making it a most deserving winner of Builder's Own Home.



James Hardie Show Home Award

Harwood Homes NZ Ltd

Site location: The Lakes, Tauranga



Judges citation:

This home sums up what show homes are all about — it is superbly planned and laid out, building on the team's experience and learnings over many years and provides future clients insight into how the builders understand home owners' needs and aspirations — most deserving of the national title.



Department of Building and Housing Sustainable Homes under \$500,000

Rod Percival Builders Ltd

Site location: Whitianga



Judges citation:

This is a well built sustainable home, with a huge amount of thought and detailing from the use of aged totara off the owner's farm to recycled materials throughout. The home is perfectly sited to maximise solar gain. While a simple home in layout and function, it is exceptionally well executed and delivers on all of the fundamentals of sustainable building.



Meridian Sustainable Homes \$500,000 - \$1 million



D R Borman Ltd

Site location: Mt Holdsworth, Carterton



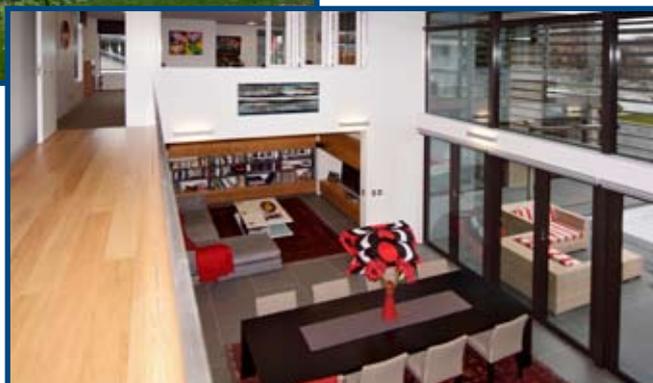
Judges citation:

This is a standout property and is truly sustainable — it isn't reliant on any external sources other than those from nature. Starting with an orientation to maximise solar gain, and protection from the wind, this property has the true principles of sustainability delivered in a modern home in a remote but beautiful location — a stunning building that has set the standard.

BRANZ Sustainable Homes over \$1 million

John Creighton Buider Ltd

Site location: Fendalton, Christchurch



Judges citation:

This home delivers a sophisticated response to sustainability, beautifully delivered in an inner-city site. From energy efficiency (at times power is being sold back to the grid — exceptional for a home of this quality and scale), to a sophisticated design that delivers thermal separation from the elements, this was a very difficult building assignment, demonstrating the very best in modern sustainability.

Retail and Business Project

Mainzeal Property & Construction Ltd

Site location: 'Vogel Centre Stage 1a', Thorndon, Wellington



Judges citation:

This is an exceptional, high-class building characterised by great attention to detail, from the stylish exterior to an aesthetically pleasing interior working space. The builder was faced with a confined site, located on a busy street undergoing road works and constant foot traffic. The building links to others on the site, and provides great open spaces for staff and the public to meet in a pleasant environment — a stunning and successful project.

Health Project

Naylor Love Ltd

Site location: Mercy Hospital, Maori Hill, Dunedin



Judges citation:

This project is an excellent example of top quality workmanship — everything has been executed to perfection. The builder has co-ordinated a seamless construction process, from refurbishing existing wards to developing a new day surgery unit — all while the hospital was fully operational. Logistically this would have been very challenging, making the end result a real credit to the builder and his team.

Education Project

Mainzeal Property & Construction Ltd

Site location: Victoria University Coastal Ecology Laboratory, Island Bay, Wellington



Judges citation:

The Victoria University Coastal Ecology Laboratory was a particularly challenging project, with difficult site access and weather conditions to contend with. The builder has overcome these complexities to produce a very high standard of workmanship, creating a facility which boasts state-of-the-art laboratories, is durable and attractive, and is in accordance with environmentally-sustainable design principles

Industrial and Infrastructure Project

Armstrong Downes Ltd

Site location: Paraparaumu Fire Station, Paraparaumu



Judges citation:

The builder has done an excellent job, developing a purpose-built structure to suit the requirements of the fire station both now and in the years to come. The officers working at the station had a great deal of input into the planning around this new facility. Their feedback on the finished station is glowing, and there is nothing about the station they would change — proof that this is a job very well done.

In association with



Book documents steel architecture worldwide

Houses of Steel, the latest publication from Living Steel, captures the quality and inventiveness of entrants into the prestigious Living Steel International Architecture Competition that has run internationally over the past three years.

The competition aims to stimulate the use of steel in sustainable housing, through inspiring architects to address the urgent need for sustainable urban housing.

Documenting the only architecture competition of its kind, *Houses of Steel* is a comprehensive collection of the winners and finalists of all the global competitions: India and Poland in 2006, Brazil, China and United Kingdom in 2007, and Cherepovets, Russia, in 2008.

More than 2000 architecture practices worldwide entered the competitions, representing all continents.

A significant jury of senior figures in architecture was chaired by Pritzker Architecture Prize-winner Glenn Murcutt (2006, 2008) and founding partner of PCKO Architects Andrew Ogorzalek (2007).

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Valuable insight

The publication details each of the finalists' entries with quality images and drawings of the projects, which gives a valuable insight into the many ways that architects approach the same challenge.

The book is an exceptionally high quality record of the equally top-level creative work by some of the world's most innovative architecture practices.

Each competition brief, while similar in the demand for innovation, sustainability and use of steel, was different in its

Continued page 26

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Book documents steel architecture worldwide

From page 25

specifics. 2006 called for a five-storey residential building in Rajarhat, India, where the extreme tropical climate called for innovative use of cooling techniques.

UK practice Piercy Conner won, with its design for "SymHouse". The growing middle classes in Warsaw was the focus for the 2006 competition in Poland, where practices were invited to submit proposals to house young professional families, which Netherlands practice architectenbureau cepezed won with its "Kick Start" system.

Brazil was one of the focal countries for 2007, where optimisation of housing density was the issue. Andrade Morettin Arquitetos of Brazil won, with its site-specific entry "Essential Architecture" that used extensive cross-ventilation.

Competition provides wide ranging challenges

Also in 2007, the brief for China was to design high quality affordable housing in sub-tropical Wuhan, which Israeli practice Knafo Kilmor won with "Agro-Housing", while in the UK, British architects Cartwright Pickard won the competition to design a flexible housing system in London for diverse demographic groups.

The most recent competition in 2008 was to design an energy-efficient, single-family home in Cherepovets, Russia, a rapidly expanding city subject to extreme climate conditions.

Australian practice Peter Stutchbury Architects won the competition with its sculptural form. RVTR of Canada and BVN Architecture of Australia also received honorable mentions for their entries.

The International Architecture Competition is set to continue in 2010.

Living Steel director Scott Chubbs says the quality of all the entrants into the competition has been unparalleled, and is a testament to the need for global housing and the architects' innovative responses to this worldwide issue.

"Houses of Steel is the ultimate record of this creativity and ingenuity. We are proud that the global steel industry can offer a way to help address the global housing issue through the World Steel Association's Living Steel programme and that, in turn, we can help provide opportunities for the architectural profession through our competitions," Mr Chubbs says.

Living Steel, launched by the World Steel Association, is a five-year worldwide collaborative programme designed to stimulate innovative and responsible housing design and construction, and to help address the unprecedented pressure on infrastructure, communities and the quality of people's lives, stemming from growing urban populations.

Houses of Steel is available internationally via www.imagespublishing.com.

www.buildingtoday.co.nz

World body promotes global steel programme

Living Steel, a worldwide, collaborative programme designed to stimulate innovative and responsible housing design and construction was launched in February 2005 by the World Steel Association.

The programme was developed to help address the unprecedented pressure on infrastructure, communities and the quality of people's lives stemming from growing urban populations.

Funded through the contributions of the world's leading steel manufacturers, the full members of Living Steel include ArcelorMittal, Baosteel, BlueScope Steel, CELSA Group, Corus, Erdemir, IMIDRO, Posco, Ruukki, SeverStal and Tata Steel.

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Fiji, Melbourne, New York

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Barefoot Fiji 2010

Fiji is the perfect destination for a mid-winter break. With its magical climate and friendly atmosphere, Fiji is great for those that simply want to get away from it all.

With Barefoot Fiji, time will stand still, relaxation encouraged and fun guaranteed. Your home away from home will be the luxurious new InterContinental Fiji Golf Resort and Spa located at Natadola Beach. Relax, unwind and rejuvenate Barefoot style, and experience the real Fiji with Carters Advantage.



The luxurious new InterContinental Fiji Golf Resort and Spa (above) at Natadola Beach (below).



Boots 'n' All Melbourne 2010

There is nothing quite as exciting as seeing the All Blacks playing New Zealand's national sport live in Australia. Being an All Black supporter amongst a sea of green and gold jerseys brings out the patriotism in us all. Join Advantage as we cheer on our team as they battle the Wallabies for the privilege of holding aloft the mighty Bledisloe Cup trophy — shall we reserve a seat for you?



Footloose New York 2010

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Members of the Carters Boots 'n' All tour party with All Black legend Frank Bunce at the Bledisloe Cup match in Sydney recently.



New York — the city that never sleeps!

Work-skills champions represent NZ



The BCITO Bobs (Bob the Builders) team at the New Zealand AWCI conference.



Peter Stirrat (left) and Kees Vleeshouwer who represented New Zealand at the Australian AWCI conference.

The Association of Wall and Ceiling Industries (AWCI) recently held its annual conference in Tauranga, where two apprentices from the BCITO were selected to represent New Zealand at the Australian AWCI conference.

Peter Stirrat from Troake Wallboard Services in Auckland and Kees Vleeshouwer from Atlas Fibrous Plaster in Hawkes Bay received the honour of representing New Zealand at the Australian conference, after successfully competing in the Work-Skills competition in Tauranga.

Kees, who won the New Zealand competition, was joined by Peter at the Australian competition, to compete against six other two-man teams from New South Wales, Queensland, South Australia, Tasmania, Victoria and Western Australia.

The New Zealand team came third in the competition — a very impressive effort given the complexity of the design and the tight time restrictions.

While the Work-Skills competition for apprentices is a regular feature at these conferences, another element was added to this year's New Zealand conference — a contractors' competition. This offered contractors the chance to show off their skills, not only on the tools, but also in teamwork and tomfoolery.

The contractors' competition was a three-hour event, where four teams competed to fix, stop and attach cove to a 2.4 x 2.2 x 2.4m cubicle. It began at the end of the formal conference sessions, by which time the teams had sufficiently wound each other up in anticipation of the tough competition ahead.

The four teams assembled alongside supporters, props, tools and some liquid refreshments, before Cocksby (Carters celebrity builder John Cocks) and Bruce Levey of Winstone Wallboards explained the rules, and handed out headgear to each of the teams for members and supporters to wear throughout the competition. The teams were:

- Team Troake (representing Troake Wallboard Services, Auckland)
- The South Islanders (Brian Brown and a crew of stoppers from Nelson)
- Team Waikato (Peter Bloodworth and contractors from the Waikato region)
- The BCITO Bobs (BCITO training advisors and a number of other ring-ins wearing Bob the Builder T-shirts).

Despite the BCITO Bobs' best efforts, Team Waikato took out the competition (for the best organised afternoon tea break and for colouring their plaster in Waikato colours).

Everyone who attended the conference and competed in the competitions thoroughly enjoyed themselves — and agreed that it's probably best for the contractors to leave the real work to their BCITO apprentices! For more information about the BCITO, visit www.bcito.org.nz, or phone 0800 4 BCITO (0800 422 486).



• For more info: Ph 0800 4BCITO (0800 422 486)

On the web: www.bcito.org.nz



By mid 2010 there will be a labour shortage in the building and construction industries — resulting in the need for 8300 new workers each year from 2013*.

*Source: NZIER, forecast exclusively for the BCITO, March 2009

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The company has drawn on its history as builders, joinery manufacturers and timber processors to create a premium range of exterior cladding fascias and trim, under the Tru-Pine brand.

During 2004 there was a need to restore confidence into the building market. Jenkin wanted to remind everyone that timber weatherboards were weathertight, from a sustainable resource, and had stood the test of time.

The result is Jenkin A-lign, a solid timber weatherboard cladding solution in bevelback and rusticated profiles that was launched 18 months ago.

Jenkin A-lign is made from factory-processed and treated kiln-dried radiata pine. Defect free, the finger-jointed weatherboard, prefabricated boxed corners and pre-cut scribes are supplied preprimed, undercoated and ready to use.

For more info: www.buildingtoday.co.nz

Keywords: solid timber

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For more info: www.buildingtoday.co.nz

Keywords: roof anchor

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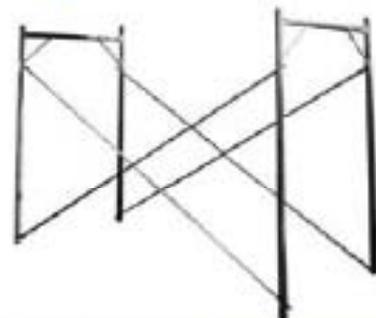
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Poll result

Building Today's recent on-line poll resulted in 80.5% of respondents answering "Yes" to the question: "Are you optimistic that the construction industry will pick up before the end of 2009?"

*Go on-line for our latest poll now:
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