

# building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

## Stanley Construction: Hitting the heights once more!



### D&H Steel's new integrated steel fabrication facility



*RMBF president  
Blair Cranston: Ways to  
improve your bottom line*



**Inside: Win a Navman C40!**

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**Win a Navman C40 worth \$199!**

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# building today

As a construction material, steel continues to garner an ever-larger market share in both the commercial and residential sectors of the industry.

One of the companies that has helped drive this growth is west Auckland-based D&H Steel which, in the face of recessionary conditions, officially opened a new, fully integrated, 12,500sq m steel fabrication plant last month.

Read all about the company's impressive new plant and the projects it has on the go at present.

Also featured is RMBF chief executive Warwick Quinn's take on the recently announced Government funding package to resolve the leaky buildings nightmare.

**Andrew Darlington**  
Editor



*RMBF company Stanley Construction Ltd has hit the heights again! This time it's another Mt Ruapehu project, the \$12 million refit of the Whakapapa skifield amenities, including a 400-seat cafe with floor-to-ceiling windows.*

**cover story 16-17**

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# chief's chat

by ceo warwick quinn

## RMBF to lead the way with solutions for leakies

I know that the Government's recent announcement on a funding package to support the resolution of this country's leaky homes nightmare won't please everyone.

Local authorities had until 31 May 2010 to sign up to the Government's offer to fund repairs (25% government/25% councils/50% home owners), so it will be interesting to see how many elect to do so. I suspect only those councils with the greatest exposure are likely to, while the others will take their chances.

There is still a lot of water to pass under the bridge on how this will operate, but there are already some pundits saying that it is unfair the home owner has to pay 50%.

Well, the home owner may not have to as they are still free to sue the remaining parties. It is just that the



Government or council can no longer be joined in any proceedings if they select the 25%/25% package.

While not everyone will be happy with the offer I, for one, think the Government should be congratulated for facing up to the issue and putting dollars on the table at a time when our national coffers are hardly overflowing.

At Registered Master Builders we intend to get fully behind this initiative and do everything we can to make it a success. We always felt that a funding mechanism would be found and that was out of our control.

However, we are very interested in the implementation side of the ledger, and that is something we can have some influence on.

By implementation I mean actually undertaking the remedial work. We have only one chance to fix these homes so we must do it right. We do not want to over-repair (and cost all involved unnecessary money),

but we also do not want to under-repair and be back in the same position in five years' time fixing the fix-ups.

The other issue, and the elephant in the room, is the joint and several liabilities that attach to the work. We do not want a situation where the money is available, the remedial work is detailed but there are no builders and subbies prepared to fix the homes for fear of reprisals.

Now I am not saying builders shouldn't be accountable for their work — far from it. But there is certainly a feeling of once bitten twice shy, particularly when there are many stories of remedial work failing and the whole sorry merry-go-round of litigation starting again.

I can foresee capability/capacity in the sector as an issue. Within the next two years we will see the licensed building practitioner scheme up and running (limiting who can undertake restricted building work), potentially healthier new building consent numbers as the economy recovers (fingers crossed), and fewer graduating apprentices due to the recent downturn.

For your average LBP the risks will be so much lower undertaking "conventional work", so we could end up in a situation where we do not have enough builders to fix the leaky homes. We simply cannot have that.

So we intend to establish a sector-wide group to nut through these issues to develop options and solutions. It really is over to the sector to respond to what the Government has put on the table, and we must grab the batten and run with it.

If we don't take ownership of these sorts of issues, Governments have no option but to step in — and we don't want that if we can avoid it.

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# Get your entries in quick

**E**ntries are about to close for the Registered Master Builders 2010 Apprentice of the Year, in association with Carters.

In addition to regional and national titles, there is more than \$100,000 in prizes up for grabs, which includes 10 places on the Outward Bound Leadership Programme for the regional winners.

Held in 10 regions throughout the country, the competition aims to find and reward outstanding carpentry apprentices, and bring attention to the wide variety of career opportunities in the construction industry.

As well as completing a comprehensive entry form including references from their employer and training advisor, entrants will undergo an interview with a judging panel made up of representatives from the Registered Master Builders, the Building and Construction Industry Training Organisation and Carters.

Up to 10 regional finalists will then be selected and the judges will undertake a site visit to determine the regional winner.

Registered Master Builders Federation chief executive Warwick Quinn believes the competition is a great way to encourage young builders to grow and showcase their skills.

"The Apprentice of the Year competition gives industry players the chance to check out the trade's fresh new talent, and serves as a benchmark which continually drives excellence in training and professional development," Mr Quinn says.

Last year's national Apprentice of the Year, Nathan Biggs, says he found the regional competition a lot of fun.

"I love meeting new people so I found my interview with the judging panel really exciting. It wasn't daunting at all," he says.

"Since winning the Apprentice of the Year I've been flooded with opportunities and my career has really taken off. It's a great way to get up the ladder and to make your mark, while earning the respect of your workmates, bosses and the industry."

The competition is made possible with the help of principal sponsor Carters, the Registered Master Builders Federation, the Building and Construction Industry Training Organisation, and supporting sponsor the Department of Building and Housing.

Entries for Apprentice of the Year are open until 30 June 2010. For further information, or to download an entry form, go to [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz). Entry forms can also be collected from Carters stores nationwide.

Apprentices can also check out the RMB Carters Apprentice of the Year Facebook page at [www.facebook.com](http://www.facebook.com).



*2008 Apprentice of the Year regional winners on the Outward Bound course in 2009.*



# Smart ways to improve your bottom line

By RMBF president  
Blair Cranston

It's a busy time in the industry and I am enjoying my new role as RMBF president and representing the organisation at numerous meetings, functions and on technical advisory groups.

I am looking forward to the upcoming House of the Year and Apprentice of the Year events which showcase the very best of the new and the already well established talent in our industry.

I'd like to take this opportunity to farewell and thank our previous president Brent Mettrick for his tireless work on behalf of the organisation and the industry as a whole.

Also I'd like to welcome to the RMBF Board our two new directors Greg Pritchard and John McDonald, and look forward to the significant contribution they will both make.

I intend to make my *Building Today* columns as informative and topical as possible, starting with this two-part piece on 18 Ways to Improve Your Bottom Line. I'll go over nine this month and the rest next month.

It is very important to concentrate on your financial performance at all times, and even more so when work is more scarce as we have all been experiencing lately.

Below are some suggestions that will help you focus on maintaining a healthy bottom line:

## 1 Avoid taking on bad deals

It's easier said than done when you need the work, but use your instincts and knowledge when it comes to the type of customer, job complexity and quality of plans and specifications. As with most things in life, your gut feel or intuition often proves to be right. Investigate your prospective clients and study the project in detail to decide if it's right for you.

As with most things in life, your gut feel or intuition often proves to be right. Investigate your prospective clients and study the project in detail to decide if it's right for you.



## 2 Don't give things away

It's really important to retain an acceptable margin. You need to know your true job costs and what your bottom line is. If you feel you may have to negotiate a little to win a job, make sure you have that room to move in the first place.

## 3 Design and build for your clients — not yourself

Make sure you focus on your customer's needs, not your own. This is particularly relevant with spec building. Products need to be designed and

specified to match the market/customer needs. Avoid incurring cost on items or work you think clients want but actually don't.

## 4 Eliminate waste and excess material usage

Always measure quantities accurately and allow proven waste factors. Where possible, order selected lengths. The upshot of over ordering is that you either end up paying for the excess product or paying for the cost of returning or disposing of it.

## 5 Develop scopes of work and checklists

This is particularly important when employing subcontractors and signing off work. Having this detail avoids arguments later and improves quality control. These types of work scopes can be extended to cover performance and behavioural expectations as well.

## 6 Don't start until you have detailed drawings

It's extremely important that you understand the job well and price it accordingly. The more detailed the drawings means a higher degree of accuracy in your quoting, and the less likely you are to get caught out pricing and programming wise.

## 7 Value engineer the drawings

Keep a close eye on foundation details, window configurations and other key components. Taking note of what other builders are doing could highlight that your engineer may be over-designing in some areas. This is a real opportunity for small changes to make potential savings — a good example is window configurations.

## 8 Keep a tight control of budgets

Always track the costs as they come in, against budget and refer to corresponding supplier quotes. Make sure you can determine total job costs to date, and carry out a detailed back costing exercise at project completion. This type of information can be a huge help for future projects.

## 9 Improve your estimating

Try to be as accurate as possible and get your quantities right. This requires good technical and practical knowledge. An incorrect floor area or perimeter measurement will result in inaccuracies in the quantities of all key products required to do the job right first time.

I hope you find this information helpful. I look forward to sharing the second nine with you next month.

# RMBF right behind Men's Health Week

This month marks the launch of New Zealand's first Men's Health Week campaign which coincides with International Men's Health Week, running from June 14-20.

The reasoning behind this campaign is that if you look at a picture of men's health, it's not so pretty. Men live on average four years less than women, and at least two men die every day of what could have been a preventable illness.

This is true even more so for blokes in trade industries as they often put a lot of pressure on their bodies without necessarily taking a lot of care of them.

The Registered Master Builders Federation was one of the first to show its support for Men's Health Week by signing up as a major sponsor of the campaign.

RMBF chief executive Warwick Quinn recognises the importance of a campaign highlighting men's health.

"We are extremely proud to be a major supporter of Men's Health Week this year. The campaign addresses a number of health issues that can, and will, directly affect our membership and the majority of the folk in the construction industry in general."

The campaign is being supported by a number of ambassadors, including Cocksby (builder and TV personality), Awen Guttenbeil (former NZ rugby league player), Inga "The Winger" Tuigamala (All Black legend) and Bull Allen (former All Black).

Throughout the week there are key events taking place where men have the opportunity to get informed and take control of their health.

In addition to a number of trade breakfasts hosted by Carters, the campaign was launched at Parliament on June 14 with free blood pressure checks. And look out for the Men's Health Week stand at the Carters stand at Mystery Creek Fieldays, which falls in the middle of Men's Health Week.

The Canterbury Men's Centre is also running a full calendar of events for Men's Health Week, and the New Zealand Defence Force is inviting men to put themselves to the test on the Krypton Factor Confidence Course at the Burnham Army camp in Christchurch on June 17.

For more information on these events and other Men's Health Week events visit [www.menshealthweek.co.nz](http://www.menshealthweek.co.nz).

"Raising public awareness and getting guys talking is an important step to preventing some of these easily detectable problems that most of us choose to ignore — we're right behind it!" Mr Quinn says.



RMBF chief executive Warwick Quinn (above) and former All Black Bull Allen (below).



# Good things come in small packages

**F**aced with the challenging brief of developing a spacious townhouse on a 310sqm section, Nelson company Tasman Holdings Ltd successfully met its client's expectations and took out the New Homes under \$250,000 award in the Registered Master Builders 2009 House of the Year competition, in association with PlaceMakers. "It was a complex design but we managed to build the home with two spacious bedrooms, a study, separate dining wing with a formal lounge, and two bathrooms," company owner Bryan Turner says.

Designed with a natural colour scheme, the home features dark bamboo flooring and rimu wood trimmings — a combination that impressed the judging panel.

"The quality and detail in the finishing made this home stand out from the rest. From the rimu jamb liners to the stunning brickwork, the workmanship was of a standard that you would expect in a category of substantially higher value," the judges said.

"In the words of the owner, she wouldn't change a thing, and nor would we. This beautifully crafted small home shows that you can build exceptional properties within this prudent price bracket."

Mr Turner describes Tasman Holdings Ltd as a "husband and wife duo". He and his wife Lyn started the company together 12 years ago.

"I use to own a Shell fuel station, but Lyn and I have always had an interest in property, so when the opportunity came up we grasped it with both hands.

"We both have a background in business so I made sure I went out onto a building site and got a feel for the industry. After a couple of years beside some experienced tradesmen, I developed a really solid understanding of the building process," Mr Turner says.

He believes Tasman Holdings has established a solid reputation through hard work and a consistent team.

"We've been lucky and have had the same builders on our team since we started in 1998. This means when we go back to do a

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



*Tasman Holdings Ltd, Nelson, won the New Homes under \$250,000 category in the Registered Master Builders 2009 House of the Year, in association with PlaceMakers, with this entry.*



new job in a home we built five years ago, the clients are dealing with the same builders."

Last year was the second year Tasman Holdings took out a national award. In 2010, Mr Turner has entered the Nulook Builder's Own Home category.

"The great thing about entering our own home

in the competition is that we have actually had to put an end date on all the alterations. Your own home is always the last to be finished so it's a relief to have it done."

The Registered Master Builders 2010 House of the Year regional competitions are under way from the end of June. To view the winners of each region visit [www.houseoftheyear.co.nz](http://www.houseoftheyear.co.nz).

# Collaborative approach delivers top results

**F**eaturing the stunning use of natural materials, Penny Homes Ltd's striking Taupo house was the worthy winner of the New Homes \$250,000 – \$350,000 category in the Registered Master Builders 2009 House of the Year, in association with PlaceMakers.

The black painted linea home boasts four bedrooms, two bathrooms and two living areas, and has some effective uses of space and natural light, according to company owner John Penny.

"The home owners knew the 'look and feel' they wanted. We just made sure that with the help of our architect, we were able to build a home that exceeded their expectations," Mr Penny says.

"The beauty of having an architectural designer work alongside our business is that we are able to offer our clients the creative flair they want at no added cost."

The striking home also pleased the competition's judges, who said it was "well crafted with great thought throughout the design and layout".

"A special feature of the home is the raised ceiling in the living area and the step-down floor in the lounge, delivering superb and generous living areas with great flow.

"These surprising interior spaces, in conjunction with exceptional workmanship and craft of the builder, deliver a stunning home — one that will stand the test of time."

Mr Penny started Penny Homes Ltd 13 years ago, after he was presented with an opportunity to develop the Brentwood subdivision in Taupo.

"I'm where I am today simply because I started with an energetic and enthusiastic attitude, and built the company on a solid foundation of quality and high standards."

Mr Penny believes his 13 years of experience, coupled with the company's high level of service, has helped to build a solid reputation in Taupo and throughout the Bay of Plenty.

"We don't take short cuts and we set extremely high standards for ourselves. Not only have we hand-picked an experienced team, but we also use the same subcontractors, some of whom have been with us for more than a decade," he says.

"We also realised very early on that word of mouth is a powerful form of advertising — if you do a good job word certainly gets around fast."

2010 is set to be a busy year for Penny Homes, with two entries in the 2010 House of the Year competition and five properties under development in the million dollar-plus price bracket.



*Penny Homes, Taupo, winner of the New Homes \$250,000 - \$350,000 category in the Registered Master Builders 2009 House of the Year, in association with PlaceMakers.*



"The current economic climate has opened doors for us to diversify into other price brackets. Winning a national award shows we have the skills and know-how to deliver top results that can be transferred to any category.

"The House of the Year competition is one of the ways we have managed to showcase what our company is capable of delivering despite the difficult climate. If you're thinking of entering, I say give it a go."

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# Research shows project management salaries growing despite recession

**A**mid a global economic climate plagued by high unemployment and a continued lack of organisational resources, the Project Management Institute (PMI) has good news for job seekers and organisations.

According to the *PMI Project Management Salary Survey – Sixth Edition*, project managers, instead of suffering income losses like so many other professionals, are actually earning more than they were two years ago, before the worst of the recession hit.

## Global median reaches US\$90,260

How much more depends on location, experience, and certification level. Of the nearly 35,000 project management practitioners who responded to the survey, 51% reported an increase in their total

compensation, with the global median salary reaching US\$90,260.

Project Management Professional (PMP) credential holders earn upwards of US\$10,000 more in certain countries than non-credential holders, with median salaries in the United States, Australia and Germany now exceeding US\$100,000.

“Though the lessons learned from the downturn won’t be quickly forgotten, these numbers indicate that organisations are starting to get back on track and return to their pre-recession plans,” according to PMI chief executive and president Gregory Balestrero.

“In addition, they show that organisations are still willing and able to pay for top project management talent.

“This is great news for project managers who are looking to extend their careers with new skills,

individuals who may be interested in a career change, and those who are coming out of school and considering what job would best suit their future goals.”

Created and conducted by PMI’s market research team, the *PMI Project Management Salary Survey – Sixth Edition* provides a comprehensive look at compensation in the global project management field, measuring salaries across eight major position description levels in 19 countries.

This latest edition of survey results, conducted in 2009, reflects a greatly increased sample size for more accurate data.

Surveyed countries include Australia, Germany, the United States, the United Kingdom, France, Canada, Japan, Italy, New Zealand, the UAE, Hong Kong, Saudi Arabia, Brazil, Singapore, South Korea, Mexico, India, Taiwan, and China.

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# Government's stance on ETS another blow to local jobs

**T**he failure of government to honour previously made promises that they would not lead the world in the introduction of an Emissions Trading Scheme (ETS) will disadvantage the New Zealand wood processing sector, according to Wood Processors Association of New Zealand chairman Rob Davies.

"The ETS will add a further level of cost to New Zealand Wood Processors which will not be felt by our offshore competitors," Mr Davies says.

"The industry is struggling out of the worst trading environment ever. There are signs of improvement, but the New Zealand market is fragile. At a time when log costs are rising dramatically due to the demand driven by the Chinese Government stimulus package, it is difficult to understand why the New Zealand Government is determined to make it harder for the local wood processing industry to hold jobs at current levels, let alone begin to take on more people."

"Under the ETS, New Zealand sawmills, panel, pulp and paper producers will be at a real disadvantage when exporting to non-Kyoto countries. From an environmental perspective, any reduction in the approximately 75% domestic processing of New Zealand's forest output means increased log exports, many going to countries with no formal greenhouse gas reduction targets."

Mr Davies says it is likely that logs processed in overseas markets would lead to an overall increase in net greenhouse gas emissions from transport and energy production, as compared to processing that same volume of wood domestically.

"The New Zealand wood processing industry pioneered the use of what today is called 'Bio-energy' fuels in manufacturing processes. If ETS is designed to encourage the use of Bio-energy then there is a real need for the Government to recognise the existing situation, and not harm those who are already well

ahead of the pack."

Mr Davies questions the claim by some forest owners that the current ETS is needed to increase forest planting.

"New Zealand must improve its productivity in order to have a strong economy, and you can't have that without real jobs across our country. It is death by a thousand cuts, as the ETS is the most recent addition to a long list of costs imposed on all New Zealand manufacturers.

"About 30 sawmills have closed in the past two years, and if wood processors continue to be unfairly disadvantaged there may be more to go yet. We support planting forests but it's hard to see how exporting logs rather than processing them is good for New Zealand."

"Government needs to urgently rethink the entry of New Zealand businesses into the ETS, scheduled for July 1, if it wants to protect the very industry that could mitigate the impacts of climate change," Mr Davies says.

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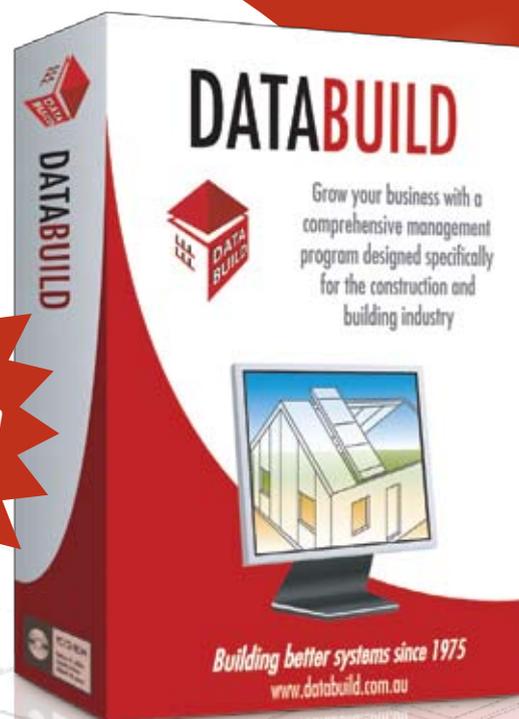
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## Kiwi engineers invited to apply for the ultimate work experience

**S**ika is giving young engineers worldwide the chance to win the ultimate work experience, with trips to some of the company's key international projects being offered.

Sika, a leader in specialty products for the ready mixed concrete, civil engineering, construction, automotive and marine industries, is running "The Sika Experience" competition to celebrate its 100th anniversary and promote engineering as a career.

### Work experience on a global scale

"The Sika Experience is about giving young engineers a work experience on a global scale," Mike Edwards, manager business unit contractors, Sika New Zealand, says.

"Sika is playing an important role in developing our

young engineers. We want to provide these engineers with a valuable experience that they can take into their future careers," he says.

Greymouth-based engineer Jamie Ferguson, 28, recently beat hundreds of young engineers worldwide and won the first trip to view construction of the Gotthard Base Tunnel, the world's longest rail tunnel, currently being built in Switzerland — a US\$9 billion investment.

Trips still to be won include:

- a trip promoting water storage technologies in Germany and Switzerland. Entries close on June 30, and
- a trip to Switzerland to learn about photovoltaics and Sika's R&D production facilities. Entries close on July 30.

Visit [experience.sika.com/main/the-experience/to](http://experience.sika.com/main/the-experience/to) find out more about the competition and to enter.

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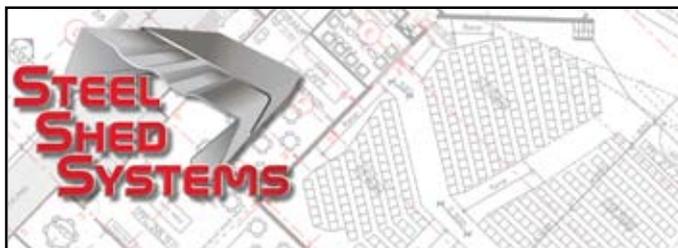
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# Restoration of Britomart heritage buildings in full swing

**W**ork is now well under way on the restoration of 19th Century warehouses Stanbeth House and Excelsior House, the next two buildings in the Britomart heritage restoration programme.

Cooper and Company began work renovating the buildings in January of this year, and expects to complete both in September 2010.

The Stanbeth and Excelsior buildings, which stand adjacent to each other on Customs Street East and which both date from around 1885, are being fully restored in consultation with heritage architects Salmond Reed.

The completion of the two buildings will bring to eight the number of historical buildings at Britomart fully refurbished by Cooper and Company, including the CPO, the Northern Steamship Building, the Union Fish Building, the Levy Building, the Maritime Building and Charter House.

"We're delighted to have restoration of our next two beautiful buildings under way," Cooper and Company chief executive Matthew Cockram says.

"Leasing is going well on both buildings, and we're looking forward to them opening in September for everyone to enjoy.

"The opening of these two buildings is particularly exciting for us because it will mean the entire Customs Street East frontage of the precinct is activated at street level, from Debut at number 10 all the way round to The General Store on the corner of Britomart Place and Bike Central next door."

Leasing of the Stanbeth and Excelsior buildings is yet to be fully finalised, but Cooper and Company confirms the ground floor of each building has been leased, and will be occupied by food and beverage retailers.



*An artist's impression looking from Commerce Street, central Auckland.*

The upper floors will be boutique office space marketed to the creative commercial sector in line with the other heritage buildings in the precinct.

All the refurbished heritage buildings at Britomart are fully tenanted, with the exception of the Union Fish Building on Quay Street, whose ground floor space is currently used as a Britomart event venue.

Cooper and Company will continue to restore the balance of Britomart's 17 heritage buildings over the next few years. Seven new buildings are also being built in line with the master plan for Britomart, which will see heritage and state-of-the-art "green" buildings standing side by side throughout the precinct.

Cooper and Company recently received a New Zealand Green Building Council (NZGBC) 4 Green Star - Office Built certificate for the first phase of Westpac on Takutai Square, which incorporates the Charter House heritage building.

Charter House is New Zealand's only heritage building to have achieved Green Star NZ certification. It is also the first time a Green Star - Built rating, as distinct from a Green Star - Design rating, has been awarded by the NZGBC.

Cooper and Company's ongoing Britomart development programme is governed by its contract with the Auckland City Council for the long-term ownership and development of the precinct.

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## news

### Downer awarded fuel tanks contract



An artist's impression of the how the terminal tankage will look after total site development.

**C**onstruction of three bulk fuel storage tanks has begun in Seaview, Lower Hutt, in what is the first stage of an estimated \$40 million project that will provide essential fuel supply storage for the lower North Island.

BP has awarded Downer the contract to build the three tanks (one diesel and two petrol), which will each hold eight million litres of fuel. These are the first in BP's planned seven-tank development at its Lower Hutt site that will more than treble BP's existing storage capacity in the region.

Downer built BP's three bulk fuel storage tanks at the Port of Lyttelton in 2004.

Construction is expected to take 16 months, with the new tanks due for completion before Christmas 2011.

BP NZ managing director Mike McGuinness says this is an exciting step towards improving fuel supply for the region.

"We have a good working relationship with Downer, and their safety record on our last project mirrors BP's

commitments to health and safety in the workplace. We are delighted to be working with them again."

Approximately 45 people will be employed in the construction of the Lower Hutt site, with the first stage costing more than \$20 million.

Ground improvement works at the Port Rd site have already been completed, with Fulton Hogan installing 600 stone columns to strengthen the area.

When fully completed, the terminal will hold more than 50 million litres of fuel, storing a combination of petrol, diesel, biodiesel, jet fuel and possibly ethanol.

Downer project manager Duncan Horne says the project is a good fit for the company. "We worked with BP building bulk storage tanks for their Lyttelton terminal.

"During that 18 month project, our staff worked more than 70,000 hours of construction without any lost injury time.

"We are pleased to be able to bring our skills and expertise to this project that we know will benefit the entire region."

### Lucky Greymouth couple win!

**T**he Birchfield family from Greymouth felt they had hit the jackpot as they drove home in a brand new Toyota Prius worth \$62,000, thanks to Lockwood.

When the Birchfields signed on to build a Lockwood home last November they went into the draw to win Toyota's environmentally-friendly Prius vehicle with a state-of-the-art hybrid system.

The Birchfield family were flown to Rotorua to be presented with their prize at Lockwood's head office, and drove back to Greymouth in time to see their new Lockwood two-bedroom cottage foundations being laid.

"It has been a whirlwind of a month!" Mrs Birchfield says.

"We've really been looking forward to getting our Lockwood home under way with the great team at Lockwood Greymouth, and couldn't believe it when we were told we were the

winners of the new Toyota Prius!

"Then, to be flown up to Rotorua and hosted by the team to collect our prize has been the icing on the cake!"

Lockwood chief executive Bryce Heard says Lockwood has had so many great partners involved with this initiative, which started with the company's expo last November to raise money for the Life Education Trust.

"We are very grateful to Rotorua Toyota, ITM, James Hardie, Lighting Direct, Nalco, Metal Craft Roofing, Verda, Tasman Pink Batts and National Glass," Mr Heard says.

"We're committed to providing our customers with great quality homes and, as part of our business philosophy, we aim to exceed expectations.

"It is wonderful to see satisfied customers, and it was great to be able to present the keys to the new Toyota Prius to the Birchfields."

# New online tool to help owners of leaky homes

A recently launched online tool can help owners of leaky homes create an action plan to improve and re-build homes.

The Home Assessment Tool — available at [www.fpb.co.nz](http://www.fpb.co.nz) — is a useful place for home owners to find the best products and partners to make desired improvements.

Future-Proof Building chief executive Aidan Jury says the tool is set up to enable home owners to create an action plan, so they can start to improve their homes and contact the best suppliers to do so.

"It will show people what they need to do to do it right, as well as how much they could save on future household bills by applying Future-Proof Building solutions.

"The Future-Proof Building initiative welcomes the Government's recent announcement to contribute to leaky home repair costs as a turning point for affected home owners and the construction industry.

"The announcement adds a necessary injection of energy across the construction industry. It is time to stop wasting money on lawyers. Let's put the money directly where it needs to go.



"We would encourage people to take the time to work with proven FPB product partners and tradespeople to ensure the repair work not only fixes the problems but improves home owners' quality of life and saves them money over the long run," Mr Jury says.

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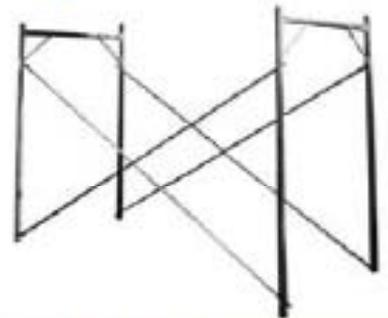
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project

## 'Deceptively complicated

By Jenny Baker

**S**tanley Construction's design and build project of a 400-seat cafe and a snow groomer shed high on the Whakapapa skifield is progressing well.

Expecting to wind up work within the next two months, the Matamata-based RMBF company is rebuilding the Knoll Ridge cafe and a snow groomer shed — which burned down in February 2009 in an arson attack — for long-standing client Ruapehu Alpine Lifts.

Part of the work was to erect a temporary cafe and repair the high-speed Waterfall Express chairlift, also damaged in the fire. This work was completed by the end of June 2009, allowing the skifield to open for the winter season.

Construction manager Craig Davison says the team had to wait for resource consent to come through, and consequently only started work on the new structures two weeks before Christmas, six weeks behind schedule.

TPP Contracting from Taumarunui carried out the first earth works on the site three weeks before Christmas.

With the building site situated 2000 metres above sea level beside the chairlift's top terminal, and 350m up from the termination of the only access road in a car park, the Stanley design and build team faced very specific constraints.

Mr Davison says the team consequently arranged the work ergonomics to suit. He explains: "Where possible, building units were manufactured off site.

"This is a very smart looking building that looks deceptively complicated. Actually, we designed it to be simple in structure and easy to build, and consisting of simple components.

"There was little margin for logistic or other errors. But we were involved in the project from two days after the buildings burnt down, and this allowed us to work with a high degree of coordination and resulting accuracy. The team has been doing really well."

The \$8 million structure is a one-level building with basement toilet facilities. A central steel column and structural steel framing totalling about 100 tonnes of steel, as well as 50 glue laminated timber structural post and roof beams, form its backbone.

The southern perimeter wall consists of timber framing and plywood cladding, with 6mm steel cladding over a cavity batten system. The three other walls consist of 120 glass panels, the largest being 3m high, 1.5m wide, and 36mm thick.

On top of the roof beams rest 91 prefabricated timber LVL framed structural roof panels, each 12m long, 1.2m wide, and 250mm thick, made by Stanley Modular in Matamata.

On top of that rests standard roof purlins and coloured steel roofing. The floor consists of 180 precast concrete panels, each weighing 2.5 tonnes, also made by Stanley Modular.

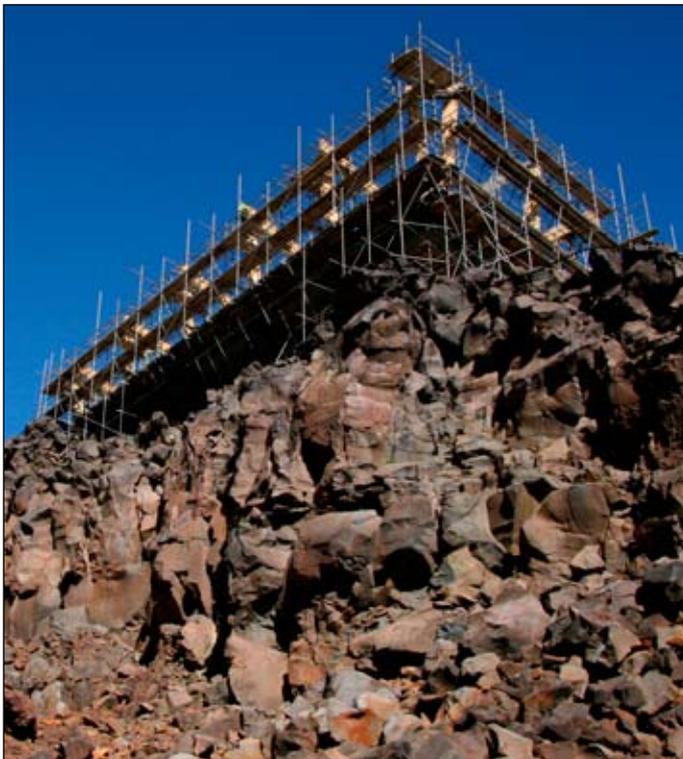
All resources reach the staging area in one of the skifield's car parks by road. From there, workers travel to the site on two chairlifts. At the project's peak, 50 workers are on the site each day. Earth moving equipment was driven up over snow in the 2009 winter, and the precast concrete panels were transported to the site on the back of trailers, pulled by snow groomers.

All other building materials are being flown to the site by helicopter, with flying hours totalling about 230.

# building' actually quite easy to build



The \$12 million refit of the Whakapapa skifield amenities — 2000m above sea level — include a 400-seat cafe with floor-to-ceiling windows, providing views of the Pinnacles and Te Heu Heu Valley. A new snow groomer shed is also part of the project.



The steel, made by subcontractor Bedford Engineering in Hamilton, was designed to be bolted rather than welded together to simplify work procedures. Mr Davison says it was a particular challenge to keep the steel units' weight under 900kg, the maximum the helicopter can carry per flight.

The high performance double glazed glass, consisting of two 12mm-thick glass panels with a 12mm gap in between, can withstand extreme weather, including winds up to 300km per hour.

Unavailable in New Zealand, Stanley sourced the glass

in Germany. Singapore Safety Glass made the panels in Singapore, from where they were shipped to Auckland, Whakapapa's nearest port.

All the materials have been transported to the car park during the 2010 summer, and Mr Davison says it was "... a very interesting exercise to keep the logistics tidy and ensure the right material arrived on site at the right time".

The weather plays a huge part in a project of this nature due to everything being flown by helicopter to the site. Wind and cloud can stop this in a matter of

minutes if bad weather blows in. And when the helicopter costs \$2050 per hour, very careful planning and skill in calling the weather is imperative.

No stranger to challenging projects, Stanley Construction recently built the High Noon chairlift at the Turoa skifield.

The project earned the company a place as Gold Reserve National Finalist in the Pacific Steel Industrial/Utility Commercial Project category in the RMBF 2008 House of the Year and RMBF Commercial Project Awards, in association with PlaceMakers.

# Sustainable building practice stacks up for Queenstown builders

**S**ustainability is a key driver for a leading Queenstown-based construction company committed to building an eco-friendly future.

RMBF company Rilean Construction, a multi award-winning commercial and residential construction company, is building on its growing reputation for sustainable construction by joining the ranks of the New Zealand Green Building Council.

It is also in discussions with Otago Polytechnic's Centre for Sustainable Practice to develop its current sustainable practices.

The company has recently delivered several successful eco-friendly projects, including Frankton's Westpac Bank, and is currently completing a restoration and conservation project in Arrowsmith featuring a range of energy management, recycling and eco-friendly measures in the fit-out.

Rilean Construction shareholder Mick Moffatt says sustainability is an area of the company's business that is growing fast, and sees the cultural change as a win-win situation.

"More and more clients have sustainability requirements for their buildings and fit-outs which they want us to be able to deliver.

"As a company we're committed to taking all practicable steps to help preserve and, where possible, improve the quality of the environment in which we live and work.

"Moving towards sustainable construction is a natural progression of our values, and it also works in terms of personal and professional development. We're always looking to improve our knowledge, skills and business practices, so we encourage our team to upskill.

"More comprehensive and varied skills allow us to expand into new areas of business and provide greater flexibility and expertise to our clients. The end result for everyone is, hopefully, greater sustainability and profitability in the future."

Mr Moffatt believes no company should be too big to learn.

"We're keen to link up with other like-minded businesses and share knowledge where possible. We're also actively encouraging clients,

suppliers and other industry operators to work with us to ensure we achieve sustainable best practice standards for the structures we build and the processes we adopt."

Rilean Construction has introduced a number of sustainable business initiatives including:

- a sustainable office policy,
- managing materials orders and pick-ups to minimise vehicle movements and, where possible, co-ordinating them with the disposal of waste materials,
- introducing a formal sustainable practice commitment and audit check of Rilean Construction's operating procedures and those of its subcontractors, particularly minimising waste and impact on the environment. The management team and project managers then identify where gains have been made and what can be improved in the future, and
- advocating the use of sustainable materials, including the use of timber certified by the Forest Stewardship Council (FSC).

For more information about Rilean Construction or its sustainable practice policy visit [www.rilean.co.nz](http://www.rilean.co.nz).

## New personnel on board at the NZGBC

**D**ean Riddell has been appointed chairman of the New Zealand Green Building Council (NZGBC).

Mr Riddell, the previous vice-chairman, replaces Rob Lang who has stepped down from his leadership of AMP NZ Office Trust (ANZO) and, with it, his chairmanship of the NZGBC.

Mr Lang was chairman of the NZGBC for two years and a Board member for three. During this time he guided the council through a significant growth period, seeing the NZGBC become New Zealand's leading industry voice on sustainable green building.

The council drives the development and adoption of market-based green building initiatives, and setting standards of best practice through the adaptation of the Green Star rating tools.

Mr Riddell brings a wealth of property experience and [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)

knowledge from his role as principal of global property and construction consultants Davis Langdon. He is an industry leader in project procurement, cost management and project management, and is part of Davis Langdon's International Sustainability Group.

Mr Riddell says the NZGBC's particular focus in 2010 and beyond will be continued improvements to the Green Star rating tool to meet industry needs, as well as encouraging retrofitting existing buildings, developing a performance tool and a residential tool.

"Green Star has successfully provided a common language, quickly becoming an established and widely supported system for increasing the sustainability of new and existing buildings," Mr Riddell says.

"We look forward to developing this platform further for the benefit of all involved — owners, tenants, residents, designers and builders."

New Zealand has 37 projects certified by Green Star

NZ, including the first two "world leadership" standard 6 Green Star buildings — Geyser in Parnell and the Christchurch Civic Building — proving a tangible commitment to the value and the potential of green building principles.

The NZGBC's membership base of more than 400 organisations represents a broad spectrum of interests, including central and local government, universities, architects, engineers, consultants and building owners.

At the NZGBC Annual General Meeting in November 2009 two new Board members were voted on by their peers — Tim Hooson from Jasmex and Scott Pritchard from Goodman.

- Meanwhile, Alex Cutler has been appointed chief executive of the NZGBC.

Ms Cutler has a strong background in sustainable business practices, having spent the past 12 years

# NZ-first green air-conditioning gets 5 Green Star rating

**A** New Zealand first — a green air-conditioning system — has helped Telecom Place, currently under construction in Auckland's CBD, obtain the Green Building Council's environmentally sustainable design (ESD) standard of 5 Green Stars.

While Auckland CBD buildings were traditionally provided with either variable air-volume or fan coil air conditioning, Telecom is using passive radiant chilled beams to cool its new building.

Mounted unobtrusively above the building's perforated metal ceiling, the chilled beams work by cooling the areas below using a combination of natural convection and radiant cooling.

This reduces drafts — a health benefit for staff — and uses 10% less energy than other passive chilled beam systems that are available.

Telecom's head of corporate and social responsibility Abbie Reynolds says Telecom is thrilled to receive the 5 Green Star rating, and will be concentrating on more green initiatives once people move in.

"It's not just about having a fantastic new green-accredited building, but ensuring our internal practises mean we're utilising it in the most efficient way," Ms Reynolds says.

"We are hoping to improve our current levels of recycling, waste minimisation and power saving initiatives with all the tools our new space provides."

The building, which will house 2800 Telecom employees, is being constructed by Mansons TCLM

Ltd, a company with a proven track record in building environmentally-sustainable buildings.

The decision to use this new technology came as a result of a detailed study of similar buildings in Australia and extensive laboratory testing in Britain, Mansons TCLM Ltd production manager Luke Manson says.

"We were satisfied this unique air-conditioning was the most efficient way to go for an open plan office situation, as well as being just as good in higher-load zones, such as meeting rooms", he says.

"Overall we're very happy with the 66 points Telecom Place achieved to help it reach a robust 5 Green Stars." Other key green features of Telecom Place include:

- its proximity to public transport and several hundred secure cycle racks,
- sophisticated lighting control, including time control, local switching and occupancy sensing. Automatic dimming control of the perimeter lighting occurs when there is sufficient daylight, saving more energy,
- solar reflective glass (to further enhance the buildings' energy efficiency), motion detection and sunlight sensing lighting,



*A green air-conditioning system has helped Telecom Place, currently under construction in Auckland's CBD, obtain a 5 Green Star rating.*

- rainwater to be collected from the roofs, which will be used to flush the toilets and urinals,
- sustainable timber, and low-emission adhesives and paints have been used, as well as "green-certified" data cabling, and
- a dedicated exhaust system, installed to remove potentially harmful fumes generated by printing and photocopying machines.

Throughout the construction phase, builders were required to follow best environmental practices when disposing of excavated material. They were tasked with recycling as much as possible, and focused on reducing the amount of waste generated by the site.

Telecom is on track to move into the new building in November this year.



*NZGBC chief executive Alex Cutler.*

consulting on the subject. Most recently she was associate director at PricewaterhouseCoopers New Zealand, responsible for building and leading the

sustainability practice.

Prior to PricewaterhouseCoopers, Ms Cutler worked for strategy consultancy and think-tank SustainAbility Ltd. She specialised in developing sustainability strategies for large multinational companies in a wide variety of sectors, including the construction industry.

"We're delighted to have Alex Cutler on board," NZGBC chairman Dean Riddell says. "She has the knowledge, experience and drive to lead the NZGBC through the next phase of its development."

The immediate focus for Ms Cutler will be to address the improvement of existing buildings for higher levels of environmental performance, introducing the residential rating tool, and driving continued improvements to the Green Star suite of tools.

"The development of a Green Star performance tool

this year will mean the industry can assess energy and environmental performance of the majority of New Zealand's commercial buildings so they can be benchmarked, managed, rated and improved," Ms Cutler says.

"The residential rating tool has the potential to drive significant change for all New Zealanders by assessing the comfort and performance of New Zealand's new and existing homes," she says.

Ms Cutler replaces Jane Henley, who has taken on the mantle of chief executive of the World Green Building Council.

"I'm excited to be building on the great foundation that Jane has already laid, and look forward to furthering our relationship with the World GBC through this connection," Ms Cutler says.

# Building a successful business

**W**ith the downturn in the construction industry, it is a great time to review systems and procedures in any business.

This can include a review of the staffing resources to make best use of the talent of those who can help grow the business.

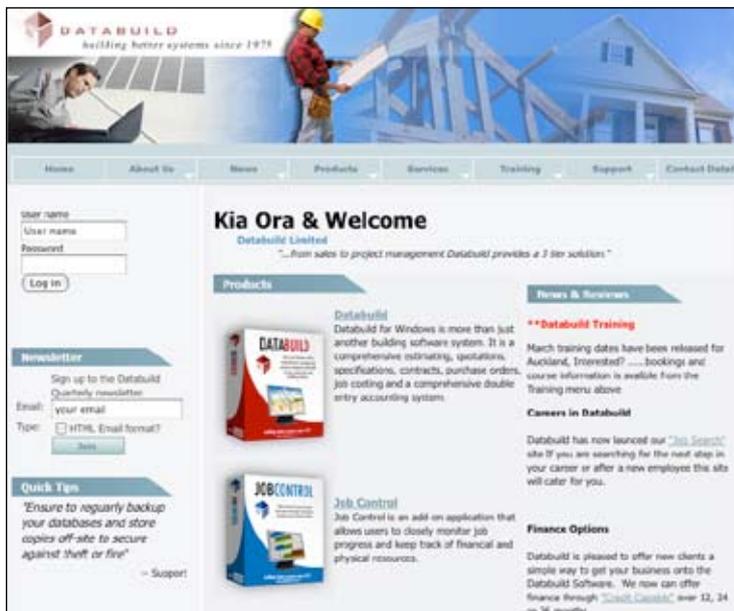
It is also a good time to reflect on some of those business decisions made in the past, and check that the controls put in place since have helped ensure the challenges ahead can be faced with confidence.

Databuild works closely with the industry to help grow its clients' businesses. Providing software to some of New Zealand's most successful builders, Databuild and its consulting network assist all of their customers to help them grow their business, even in difficult times.

Databuild does this by implementing business controls that include rapid estimating, accurately-costed quotes (no guestimating), simple price catalogue maintenance

and quote request features — in addition to its purchase order and a "live" job costing system which provides accurate forecasting and a comprehensive general ledger accounting system for balance sheet, profit/loss and GST reporting.

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# New integrated steel fabrication facility officially opened

**“D**&H Steel Construction Ltd typifies the sheer resilience that it takes to move forward in tough economic times. This new facility is a testament to New Zealanders who have the courage to back their vision and get things done.”

So said Deputy Prime Minister Bill English when he officially opened D&H Steel's new integrated steel fabrication facility in Henderson in May. The occasion was attended by about 150 construction industry leaders, who were taken on conducted tours of the 12,500sq m plant.

One new process they were shown in action was the custom welding of a beam with a depth (web) of 1.6m. It is destined for the new two-lane bridge under construction at Kopu, where holiday congestion has made access to and from the Coromandel notoriously difficult for years.

Custom-welded beams up to 31m long are being submerge arc welded on both sides of the web in an automatically controlled process.

“Speaking in my capacity as Minister of Infrastructure, I am pleased to tell you that the Government plans a \$6 billion investment in infrastructure over the next three to four years. I hope that this expenditure will benefit companies such as D&H Steel,” Mr English said.

Revealing the commemorative wall plaque and cutting the traditional ribbon, the Deputy Prime Minister said he took real pleasure in declaring the new facility open.

“Twenty-five years after Roger Douglas introduced the open economy, New Zealand enterprise is showing that it has the confidence to get through the hard times and strive for better times.”

Among the VIPs attending were the Minister of Social Development & Employment and MP for Waitakere



Deputy Prime Minister Bill English opens D&H Steel's new integrated steel fabrication facility in Henderson, Auckland.



One of the custom-welded beams destined for the new two-lane bridge under construction at Kopu, Coromandel.

Paula Bennett, and the Mayor of Waitakere, Bob Harvey, who complimented the new facility, built by Clearwater Construction Ltd, as having the feel and look of success.

Mayor Harvey said: “I believe that something great has happened here, and it is especially great for West Auckland. Some 100 to 150 people will be employed, and D&H Steel Construction has demonstrated that when we dream big, the vision becomes reality.”

The vision for what D&H Steel Construction Ltd has become belongs to managing director Mike Sullivan. “The steps taken by the steel fabrication industry in growing the intensity of steel in multilevel construction have seen steel grow from approx 5% of construction in the early 90s to more than 55% in the CBD today.

“Steel fabrication is widely recognised as the most cost-effective form of construction, and it was to maintain our position at the forefront of this market that we embarked on a tour of modern plants overseas to ensure we incorporated the most modern technologies and methods in our plant to obtain greater efficiencies and quality.

“We value opportunities to partner our clients where possible, as we have the most to offer when early project involvement enables us to contribute to cost-effective design, commence shop drawings at the earliest possible time and procure materials early, often indenting them at more favourable prices.

“An integrated facility such as ours is the only way to go when the various processes involved in steel fabrication are rationalised and under one roof. I believe it is important to have a holistic view of each project, be proactive with ideas that solve problems and create a successful outcome for all parties.”

Continued page 24



Deputy Prime Minister Bill English and Waitakere City mayor Bob Harvey on one of the guided tours of the 12,500 sq m plant, where all stages of fabrication, from welding to painting, are housed under one roof.



Deputy Prime Minister Bill English with D&H Steel managing director Mike Sullivan.

## Fact Sheet

### Dimensions:

- Total footprint: 12,500 square metres
- Office and canteen: 1500 square metres

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• Detailers	7
• Sales/Marketing	4
• Admin	4
• Semi-Permanent	15
<b>TOTAL:</b>	<b><u>100</u></b>

### Output:

- Currently more than 250 tonnes per week on 1.5 shifts/day
- Potential not yet tested

### Services:

- Full engineering services, including drilling, punching, cambering, coping, rolling, bending, welding, and in-house blasting and painting
- A full-time QA inspector checks the accuracy of fabrication and quality of welds

### Site resources:

- Two tower cranes
- Seven 20-25 tonne capacity mobile cranes
- Eight access hoists
- Four mobile welders

### Recent completed projects with main contractor include:

- Lion Nathan Brewery, East Tamaki, Auckland, with Mainzeal
- Auckland International Airport extensions, with Hawkins
- Deloitte Centre, Auckland, with Brookfield Multiplex
- Fonterra Cold Store, Hamilton, with Haydn & Rollett
- Cadbury Warehouse, Mangere, Auckland, with ASPEC

### Projects currently under construction:

- Boyle's House, Auckland University Medical School, with Fletcher Building
- Laminex warehouse, Penrose, Auckland, with Fletcher Building
- Kopu Bridge, Coromandel, with HEB Construction
- Southern Spas, Avondale, Auckland, with Haydn Rollett
- Marine Events Centre, Viaduct Basin, Auckland, with Hawkins
- Lihir Gold, Papua New Guinea, with Tenex Group
- Bridge 316, with Dominion/Ontrack



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# All trussed up in Dunedin



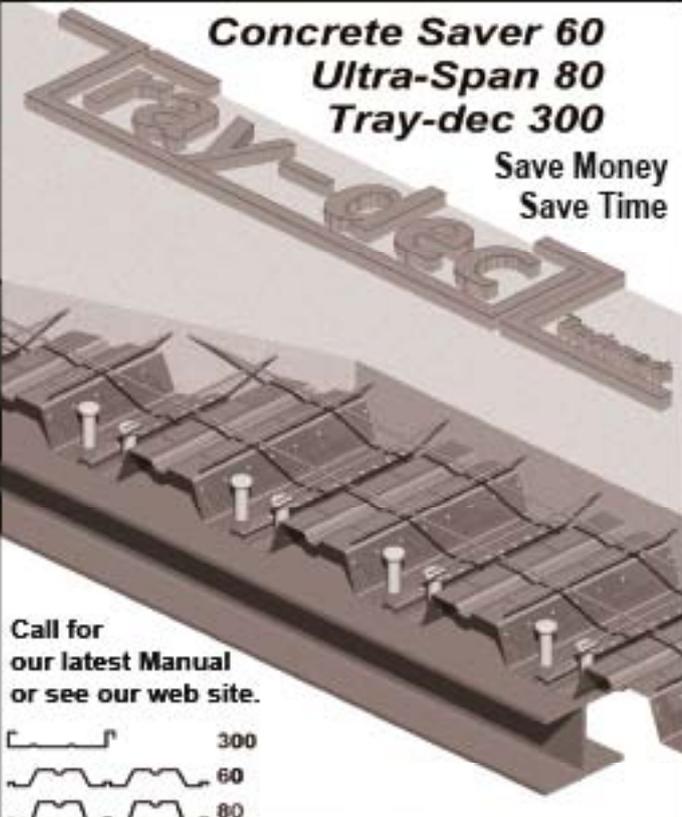
A support column under assembly at Grayson Engineering in Auckland, showing the bolted flanges that allow for its disassembly and reassembly.

Image © K.A. Rodgers 2010

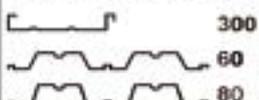
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On May 16, the 390 tonne, 130m long main roof truss was lifted into place at Dunedin's Forsyth Barr Stadium (Building Today November 2009).

The lift is one of the biggest-ever in New Zealand. It took more than six hours, and involved one 400 tonne crane, two 280 tonne cranes and some 35 men.

Back on February 12, the first structural steel for construction of the stadium roof arrived in Dunedin following its fabrication in Auckland by specialist engineering firm Grayson Engineering.

That first delivery consisted of the base section of one of the roof support columns. These columns, one at either end of the South Stand, support the main truss that runs east to west along the front edge of the stand. In its turn, the truss supports the southern end of the five 105m roof arches that will span the pitch.

The columns and truss are made from steel tubing with a wall thickness of 60mm and diameter of 711mm. Each section was cut, welded and assembled by Grayson in its Auckland factory before disassembly, painting and transport.



Getting it up at Forsyth Barr. The main roof truss is lifted into place on its two support columns 35 metres up.

Image courtesy Forsyth Barr Stadium



One of the massive knuckles that links the support column to the main truss.

Image © K.A. Rodgers 2010

On site, each component has been re-assembled on the future pitch, checked for alignment and then raised in place when the weather is suitable.

Over the next few months the roof structure will be completed and the ETFE roofing put in place. Pitch preparation is scheduled for early next year. Construction updates and time lapse videos can be found on Forsyth Barr Stadium's Facebook page.

Carisbrook Stadium Trust chairman Malcolm Ferry says the steel's arrival marks the start of a salient phase in building the new stadium at University Plaza.

"The fixed roof makes our stadium the largest indoor arena in New Zealand, and second only to Melbourne's Etihad Stadium in the southern hemisphere," Mr Ferry says.

"Forsyth Barr Stadium will be the world's first to have a transparent ETFE roof over a natural playing surface. Critically, the roof removes the weather risk for event promoters and organisers."

© K.A. Rodgers 2010



## Height Safety Anchor Points StaticLines Permanent Ladders












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# Innovation, information and inspiration!



*Crowds have been flocking to the 2010 Future-Proof Building Roadshows.*

**C**MS began its 2010 Future-Proof Building Roadshow series in May, and Carters is proud to be involved in this fantastic initiative again.

Last year's events hosted almost 3000 trade professionals across 16 venues. This year's events are delivering some topical presentations from the DBH, BRANZ and Edmund Lawler and Associates, as well as innovative products from 30 leading suppliers in the construction industry.

These events are focused at the building trades, architects and specifiers — and the first four events have had record turnouts!

The 2010 roadshow series will help trade professionals like you to keep abreast of changes in the industry, new product innovations and required skills to continue to operate at the forefront.

This should assist in creating thriving businesses, attracting and retaining customers and maximising the value offered to customers. Attendance also counts

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

towards accreditation points for Licensed Building Practitioners (3 points) and Architectural Designers (2 points).

And best of all, these roadshow events are still free to attend!

This year there are three keynote speakers, including Paul Alsford (Department of Building and Housing), who will cover topical areas such as trade licensing, and clarifying the Licensed Building Practitioner (LBP) scheme.

Also discussed will be changes made to the building consent process and proposed legislation changes in the pipeline.

Edmund Lawler (Edmund Lawler and Associates), will speak on facilitating some of the government changes into commercial reality, managing liability risks and the single hazard class for timber treatment.

Chris Kane or Richard Arkinstall (BRANZ), will give an insight into the extent of some of the BRANZ global

research into building design and specification, examining significant development trends, and what the shape of construction in New Zealand could look like in 20 years' time.

The Future-Proof Building Roadshow breakfast dates still to come are:

- June 29: Baypark, Tauranga
- June 30: Distinction Hotel, Rotorua
- July 1: War Memorial Hall, Napier
- July 2: Gisborne Showgrounds, Gisborne
- August 3: Plymouth International, New Plymouth
- August 4: The Convention Centre, Palmerston North
- August 5: Duxton Hotel, Wellington
- August 6: Trafalgar Centre, Nelson
- October 19: Millennium Hotel, Queenstown
- October 20: Ascot Hotel, Invercargill
- October 21: Edgar Centre, Dunedin
- October 22: Addington Raceway, Christchurch

To reserve your place at one of the above events, please email [events@fpb.co.nz](mailto:events@fpb.co.nz), call 09 589 2050 or talk to your local Carters rep or branch.

# Trade apprentices Outward Bound

**F**our young construction apprentices are set to take on a new personal challenge in the Marlborough Sounds, after winning the annual Specialists Trades Outward Bound Scholarships from the Building and Construction Industry Training Organisation (BCITO).

The successful apprentices are Jacob Storr of Drywall Solutions in Tauranga, Darrell Craig of Y-Text 2000 in Whitianga, Thomas Mills of Bream Bay Coatings in Ruakaka, and Jesse Kennerley-Williams of GMH Manufacturing in Katikati.



*Darrell Craig of Whitianga with his Outward Bound Scholarship package.*

They will each attend a tailored 21-day Outward Bound programme with other apprentices from around the country at Anakiwa (near Picton) later this year.

The course covers challenging physical activities such as kayaking and a high-wire course, along with activities that focus on personal development, relationship building and self confidence. Each scholarship is worth more than \$4000, and includes travel to and from Outward Bound in Anakiwa.

"I think it's important to try new things and not to hold back, so I was thrilled when I found out about winning the scholarship," Jacob, who is completing a National Certificate in Plaster Board Fixing and Finishing, says.

"I've heard the Outward Bound course can be quite challenging, but I applied for it to increase my knowledge of the outdoors and build my confidence and self esteem."

In order to qualify for the BCITO scholarship, applicants had to be enrolled in a current specialist trade qualification with the BCITO, be aged between 18 and 26 years of age and be able to jog 3.2km in less than 25 minutes.

Applicants were also required to outline their future aspirations for a career in the construction industry, and include references from their current employer and from their BCITO training advisor.

The scholarship selection panel assessed each applicant on personal qualities, including their attitude, motivation and enthusiasm towards their trade, while gaining an understanding of their knowledge of the theoretical and practical elements of their qualification.

BCITO chief executive Ruma Karaitiana, who was a member of the scholarship selection panel, said there was a very high standard of applications this year, across a range of the specialist trades offered by the BCITO.

"All the applicants showed exceptional skill and ability in their trades, which made it extremely difficult to select only four winners," Mr Karaitiana says.

"However, the four winners demonstrated the realisation of their potential, and had strong support and recommendation from their employers and BCITO training advisors."

The scholarship programme is now in its fourth year, and is offered annually to four BCITO specialist trades trainees, aged between 18 and 26 years.

Specialist trades trainees are apprentices completing a National Certificate in areas other than carpentry, including Cement and Concrete, Floor and Wall Tiling, Frame and Truss Manufacturing, Interior Systems, Proprietary Plaster Cladding Systems, and Solid Plastering.

For more information about BCITO Specialist Trades Outward Bound Scholarships, please visit [www.bcito.org.nz](http://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*

**Let's not wait until 2013. Call us today about upskilling your team.**

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**BUILDING APPRENTICESHIPS**

# The Byron Avenue decision

Tim Bates and Chadleigh Danswan of Auckland law firm Legal Vision examine the recent Court of Appeal decision that confirms the duties of care owed to multi-unit residential home owners by those involved in the construction industry, particularly the council.



**O**n 22 March 2010, the Court of Appeal upheld the High Court judgment of Justice Venning in *Body Corporate No. 189855 and Others v North Shore City Council & Others* (known as the Byron Avenue decision).

The decision is an important case, as it confirms the far reaching duties owed by developers, councils and others involved in the construction industry to multi-unit residential home owners.

## Background

The developer/architect companies designed a 14-unit block of residential apartments at 45 Byron Avenue, Takapuna, North Shore.

The North Shore City Council subsequently issued the building permit, and a construction company was engaged to construct the development. After inspections, the council had largely approved the construction work, and was at the point of issuing a Code Compliance Certificate when water ingress issues were notified to it.

As a result of the water ingress issues, the council never issued the Code Compliance Certificate. The Body Corporate and the unit owners claimed that the developer/architect, North Shore City Council, the plasterer and others were negligent in carrying out their respective roles and were, therefore, liable for the resulting defects and loss suffered.

## The decision

The High Court made a number of significant findings (some of which were addressed and upheld by the Court of Appeal). Findings of particular note are:

- Investors — the council owes a duty of care to owners (and subsequent owners) where the intended end use of the building is residential (despite the fact that an owner may have purchased the building for investment purposes).
- Body Corporate — in respect of common property, the duty of care owed by the council is owed to the individual unit owners of common property and not the Body Corporate. Accordingly, a claim by an individual unit owner for damage to the common property can be proportionately reduced to the extent that the defendant may have a defence to the individual owner's claim in respect of their individual unit.
- Council's negligence — while the council was largely not negligent in issuing the building consent (despite the supplied plans lacking detail), the council was negligent in carrying out inspections and taking the necessary steps to address issues they identified during inspections.

Most importantly, the mere fact that the council had not issued a Code Compliance Certificate was not sufficient to exclude liability.

- Personal liability of directors — the High Court confirmed the position of Trevor Ivory, namely that an individual director of a company can only be personally liable where they have assumed personal responsibility to the plaintiff.

- Remedial works — while targeted remedial work had been attempted and that work proved to be defective, that remedial work was not a contributing factor to the need for a reclad of the complex.

Accordingly, in respect of the entity that carried out the

The judgment should provide encouragement to those in the construction industry in that claimants must clearly prove their case

remedial works, the claimants could only recover the cost of that remedial work rather than their total loss suffered.

Such costs, nonetheless, were recoverable from other liable defendants, eg, the council, as it was those defendants that caused the need for remedial work in the first place.

- Contributory negligence

— while particular to the circumstances of each purchaser, failure to obtain a pre-purchase inspection report and/or obtain a LIM report and/or make enquiries when put on notice, may amount to contributory negligence on the part of the home owner.

Further, even if the home owner has not been negligent but their solicitor has been, eg, failing to obtain a LIM report which would have identified issues, the home owner may be vicariously liable for their solicitor's negligence and, hence, held to have been contributorily negligent.

## Importance of the Byron Avenue decision for the construction industry

The Byron Avenue decision once again illustrates the court's reluctance to exclude liability for negligence on the part of those in the construction industry, be they the council, developers or tradespersons.

Nonetheless, the principled judgment given by the court should provide encouragement to those in the construction industry in that claimants must still clearly prove each element of their case, and negligence on their part will not go unnoticed.



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**Principal: Timothy Bates LLB (Hons)**

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# What's On the Web?

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\*Sold separately

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## Asking the question

Over the past couple of months we asked you to vote as to whether you were confident that the Licensed Building Practitioner scheme will work.

**Only 19% of respondents said they were confident of the scheme's success.**

Go to [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz) to vote on the following:

As a builder, do you think liability risks make undertaking leaky building remedial work unappealing?

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If you are a Licensed Building Practitioner, cut out this notice and save it with your skills maintenance literature for when you are audited.

For more information go to [www.dbh.govt.nz](http://www.dbh.govt.nz)



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Footloose  
\*New York 2010\*

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