

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

Canterbury: Planning the rebuild



LBP summary: A quick guide to getting licensed
Southland Stadium: Roof failure report imminent
BRANZ HQ gets a facelift

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The few weeks after the recent Canterbury earthquake and the roof failure at Stadium Southland have given many the time to reflect on the power of Mother Nature — and what can and should be done to minimise the effects of similar events in the future. We look at what lessons can be learned, and the opportunities that organisations and individuals can seize upon to improve on what went before in the current rebuilding of the many damaged structures left behind. And RMBF chief executive Warwick Quinn presents a handy summary of the Licensed Building Practitioners scheme for those still yet to tackle the licensing process.

Andrew Darlington
Editor



Canterbury starts planning the big rebuild.

cover story 10-12

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chief's chat

by ceo warwick quinn

Time to get licensed

It has now been six months since the Government introduced a more streamlined approach to getting licensed if you already have one of the recognised qualifications.

Having said that, there still seems to be a bit of confusion over a few things, including site licenses and when/what licenses are needed.

So I thought it would be a good idea to summarise the LBP (Licensed Building Practitioner) scheme.

Date: From 1 March 2012 you will have to have a license to carry out "restricted building work".

Restricted Building Work: This is essentially anything to do with foundations, structural work and the water envelope. We are expecting to see draft regulations which will define these in more detail shortly.

DIY: There is a DIY exemption for a home owner to do restricted building work without a license on their home (or bach) once every three years.

What are the compulsory license classes?

- Design: (1: simple home, 2: more complex home, 3: basically commercial)
- Carpentry (some overlap with foundations and roofing)
- Roofing
- External Plastering
- Bricklaying and Blocklaying
- Foundations (if only doing foundation work).



What licenses are optional?

- Site License (1, 2, 3)

Note: A lot of people seem to think that a site license is compulsory. This is not the case. They also think that if they have a site license then they don't need any of the others because the site license covers them. This is not the case either.

If you have a site license you still have to have an LBP with a compulsory license (listed above) undertake the restricted building work.

Can an LBP supervise work?

Yes, an LBP can supervise the work but is still accountable should anything go wrong. The LBP's name will appear on the consent documents.

Which licenses are required?

This will depend on the job. If it is a simple home with, say, weatherboard cladding and an iron roof, then perhaps only two licenses are needed — one for the design (1), and a carpentry license (which covers foundations, framing and light metal roofing).

But if it is a complex job with some brickwork, external plastering, and a malthoid roof then five LBP licenses will be needed — design (2), carpentry, roofing, external plastering and bricklaying.

How do you get a license?

There are two application types:

- 1 Qualified — for those that already have a recognised trade qualification (this is a faster and easier process).
- 2 Non-qualified — for those that do not have a recognised trade qualification but have the skills and experience.

What are the recognised qualifications?

The recognised trade qualifications to get a carpentry license are:

- Certificate of Due Completion of Apprenticeship (Carpentry or Carpentry Joinery)
- National Certificate in Carpentry (Level 4)
- National Certificate in Carpentry (Advanced) (Level 4)
- Trade Certificate in Carpentry
- Advanced Trade Certificate in Carpentry
- New Zealand Certificate in Building

Note: These are the only qualifications that will be accepted by the Department of Building and Housing (DBH), so check carefully that yours is one of these. If not then you will have to apply under the non-qualified route.

What does a license cost?

• License fee	\$125
• Application fee	\$80
• Annual fee	\$170
• Site 1 fee	\$125
• Site 2 fee	\$155
• Site 3 fee	\$200

Prices include GST.

Application problems

The DBH has experienced a number of repeating application problems, namely:

- people applying for the wrong license,
- people having a non-accepted qualification but are still trying to apply through the quicker route of those with accepted qualifications,
- incorrect certification of qualification — ie, people presenting certificates that are not the original or a proper copy obtained through the NZQA, and
- incorrect photo ID and verification of photo.

So make sure you have these things right when you apply. If you need any assistance regarding your application, call the DBH helpline on 0800 60 60 50.

Don't leave it to the last minute to get licensed as the public will shortly start asking if you are licensed, and you don't want to miss out on work because you are not.

Also make sure all your subbies have the required license because if they don't, you won't be able to use them after February 2012.

Apprentices go outward bounding

A number of New Zealand's leading carpentry apprentices have recently returned home from Outward Bound, a 21-day leadership programme in Anakiwa in the Marlborough Sounds.

The apprentices were the national finalists in the 2009 Registered Master Builders Apprentice of the Year, in association with Carters.

Tailored especially for the apprentices and valued at over \$3000 per apprentice, the leadership programme proved to be a priceless experience for 2009 national finalists Luke MacGibbon, 21, and Stephen Kerr, 22.

"Outward Bound was awesome — it is a wicked opportunity, something you don't get offered every day," 2009 Bay of Plenty winner Luke MacGibbon says.

"I knew it was going to be a challenge, but I kept an open mind. It was daunting going away for 21 days, my longest time away from home, so it was definitely a challenge in that sense," he says.

Outward Bound prevails as New Zealand's leading organisation for showing people their full potential through outdoor challenge and adventure.

The apprentices took part in a variety of activities, including kayaking, sailing, blindfolded rock climbing, hiking and planting trees to replenish the native wetlands.

Luke's most testing task was rock climbing while blindfolded.

"It was tough knowing that you had no control if you fell. You had to trust your mates at the end of the rope," he says.

When asked if Luke would recommend the Outward Bound programme to others, he wholeheartedly replied, "yes, definitely."

"It throws you out of your comfort zone and really makes you realise how much you're capable of. It made me look at things differently. I came back home and realised I had achieved all of these things at Outward Bound, so I don't see why I can't achieve things now."

Outward Bound's mission is to inspire personal and social development through value-based experiential learning in an outdoor environment. If these carpentry apprentices are anything to go by, the mission has certainly been achieved.

"The most valuable thing about it was the realisation that if you have the right mindset you can get over any challenges in life," Luke says.

The course had a lasting effect on 2009 Northern



Registered Master Builders Carters Apprentice of the Year national finalists and other Industry Training Organisations participants on the Outward Bound course.

winner Stephen Kerr, who thoroughly enjoyed his time at Anakiwa.

"The leadership skills I have learned and the feedback that I received has grown me as a person and will benefit me greatly in my career as a builder," he says.

"I would highly recommend this place to others — maybe in the summer though, the water is a lot

colder this time of year," Stephen says.

The 10 regional winners of the 2010 Registered Master Builders Apprentice of the Year, in association with Carters have been announced, ready for the national finals in Wellington on October 21.

They have all been awarded the opportunity to go on the Outward Bound programme next year.

2010 Regional Winners

Northern Region:

Atama O'Donnell, employed by Coastal Homes Ltd

Auckland Region:

Lance Downer, employed by Faulkner Construction

Waikato Region:

Jason Rusk, employed by Colemans Builders

Bay of Plenty Region:

Ryan Motion, employed by Baybuild Ltd

East Coast Region:

Dane McCarthy, employed by Mackersey Construction Ltd

Central North Island:

Gareth Jeune, employed by Colspec Construction

Wellington Region:

Rhys Doesburg, employed by Holmes Construction

Upper South Island:

Isaac Alder, employed by Russell Bruce Contract Builders

Central South Island:

Tim Glen, employed by Fletcher Construction

Southern Region:

Roddy Hepp, employed by Naylor Love Ltd

Solid support for the shaky south

RMBF proactive in getting alongside key Government and industry organisations

By RMBF president
Blair Cranston

What a busy month it has been, with action on all fronts at the RMBF!

As you are all aware, the earthquake in Canterbury has provided problems and opportunities. Our organisation has been proactive in getting alongside key Government and industry organisations to see how we and our members can assist going forward.

We have received a huge amount of enquiry from the media on the earthquake, particularly around the logistics of reparation.

We will no doubt continue to field calls as progress is made and the reality of the remediation required is revealed.

Below is some of the activity the RMBF has been, and continues to be, involved in regarding the Canterbury earthquake:

- Made immediate contact with the Minister of Civil Defence to offer any assistance we could.
- We implemented our Catastrophe Response Professional Services Agreement with the EQC, and provided estimating personnel in Wellington through the Wellington Association.
- We are maintaining a register of members offering assistance, and passing this on to the EQC on a regular basis.
- We are involved in discussions with the DBH regarding options to fast-track building consents by bringing forward the implementation of the recent



decisions around risk-based consenting announced with the Building Act Review, including a possible extension to Schedule 1 of the Building Act.

- We have discussed with the DBH and Local Government New Zealand how to ensure business as usual activity is maintained during this period.
- We are working with the Energy Efficiency and Conservation Authority on a way of managing and providing clean heating solutions for the (up to) 30,000 fallen chimneys.
- We are working on developing an affordable contract works insurance plan for smaller jobs to better protect the builder and home owner.
- Along with other major industry groups, we are part of the earthquakefix.co.nz web portal which is a register of reputable trade associations. This includes the distribution of 10,000 fridge magnets, with another 10,000 in the pipeline.

Of course, all of this is in support of the fantastic job being done by our good folk at the Canterbury Registered Master Builders Association. They're the ones on the ground fielding the local enquiry from the media and the public.

We applaud their efforts, and will continue to assist wherever possible to ensure the region gets back up and running as soon as possible.

* * *

We have now completed all regional events in the 2010 House of the Year competition. The 125 Gold Reserve national finalists have been named, and preparations are well under way for the National Gala event in November.

I had the pleasure of attending a number of regional events and thoroughly enjoyed each of them.

* * *

Our involvement in the industry-wide groups focused on addressing technical and liability issues relating to weathertightness continues.

I believe that these groups are developing some much needed clarity around these issues, but plenty of work still needs to be done. I will have further updates over the next few months.

Yes, it's a busy time to be president of this fine organisation!

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Security of payment — still on the agenda

By RMBF in-house counsel

Leoni Carter

As a result of submissions made to the Building Act Review by many in the industry, the Government has agreed to review the Construction Contracts Act 2002 (CCA).

There are many minor amendments that can be made to improve the operation of that Act — no wholesale change is required. But it does give an opportunity to renew discussion on an issue that wasn't addressed in 2002 — that of "security of payment" between the principal and the head contractor.

The repeal of the Wages Protection and Contractors' Lien Act 1939 took away contractors' rights to require monies to be held to ensure payment and the option of placing a lien on the land itself.

While the CCA has, in part, remedied this by providing a charging order regime (except in residential contracts), the payment issue has been left to conditions of contract.

Cash flows down the contractual chain, from the principal to the head contractor to the subcontractor. The usual practice of head contractors vis-à-vis subcontractors prior to the enactment of the Act was to rely on "paid when paid" clauses — ie, you get paid when I get paid.

The CCA outlawed pay-when-paid clauses, so regardless of whether the head contractor was paid, it had to pay the subcontractors.

Despite many submissions to the Construction Contracts Bill asking for mandatory payment security, the Finance and Expenditure Select Committee declined to consider it, stating that it was "too late" in the process to consider it and/or that any such proposals would be too costly to the industry.

This ignores that the routine bonding of contractors to clients, and situations where the client fails to pay, are already a huge cost to industry.

The problem still exists that if the person who commissioned the project in the first place — the principal — fails to ensure that the whole of the contract price is available, then the burden of payment still falls on the head contractor.

To ensure the cash is actually there to complete a contract, some form of security of payment is required.

The Construction Industry Council (CIC) has put together a group to consider and lobby for amendments



to the Act, and the issue of security of payment may well get another airing.

The CIC advocated to BRANZ's Building Research Advisory Council, which recommended to the BRANZ Board that a fact base on "security of payment" issues needed to be established.

You may well have seen an invitation to participate in a survey on this arrive by email. I hope you did! The short time frame that it was available was unfortunate but necessary as a result of the deadline given to the Review Group by the Department of Building and Housing (DBH).

The purpose of the survey was to get a feel for whether there was (is still) a problem for contractors with "getting paid". Anecdotally, organisations in the sector agreed that there was a problem with not getting paid. But was it really widespread, and how big was it?

A web-based survey funded by BRANZ was emailed out, via the Registered Master Builders Federation, Certified Builders, Contractors and Specialist Trades Federations to approximately 5000 members. There were 593 responses to the survey, and the responses have revealed some interesting statistics:

- 70% of respondents were primarily engaged in residential projects; 30% in commercial (the choices being between the two defined types on construction contract in the CCA).
- 79% identified themselves as primarily a head contractor; 21% as primarily a subcontractor.

Instances of non-payment by the principal to the head contractor

Over the past five years:

- 61% of respondents have had instances where they had not received payment from a client.
- 78% of these respondents indicated that in less than five instances over the past five years they have not

been paid. A further 18% indicated they had not been paid 6 to 20 times over the same period.

- 33% of respondents indicated that their last known non-payment took 1 to 3 months to be paid, and 50% said they did not get paid at all in the end.

The costs to head contractors of non-payment by principals

- 66% of respondents said the total amount of all non-payments by clients over the past five years was less than \$50k, 14% indicated that the amount was approximately \$51k to \$100k, and for 5% of respondents it was between \$100k to 150k.
- 50% of respondents indicated that the value of the last instance of non-payment was less than \$10k, 20% said it was \$11k to 30k, while 10% indicated the value was \$31k to \$50k.

When asked what they thought the cause of the non-payment was, 15% said the principal/client went into liquidation/receivership, 13% said it was because others were paid before them, the same number said the client wasn't satisfied with the work, and in 9% of cases the client was waiting on a loan to arrive. A concerning 14% of respondents said they didn't know why they weren't paid.

The survey seems to illustrate that there are still a large number of contractors who are having problems. Of the 351 companies who have reported issues, over five years between them they have lost at least \$19 million. The 4% at the top end have lost at least \$7 million between them.

Other information gleaned from the survey is quite reassuring. It shows that of those reporting a problem, over two thirds had issued their payment claims in accordance with the Act, suggesting a good level of knowledge of it.

But they are still obviously reluctant to use the legal processes that the CCA gives them — less than 20% had used adjudication or court processes.

The survey appears to show that security of payment is still a "live issue" for many in the industry, and that it is affecting the residential sector (as much or more than the commercial sector), and that the sums of money being lost are far from inconsequential — exceeding \$250,000 in a significant number of single-job instances.

This information is now in the hands of the DBH and will be considered as part of the CCA review. Where it gets to in the face of a tight legislative agenda, and an election year next year, is uncertain.

New Zealand's top renovations



Priority One Construction's stunning Auckland home won the Renovation over \$500,000 category.

Judges are impressed with the high standard of entries in the Registered Master Builders 2010 House of the Year and RMB Commercial Project Awards.

In the build-up to the national event, we take a look at a selection of the 16 Gold Reserve finalists that will be battling it out for the PlaceMakers Supreme Award for the Registered Master Builders Renovation of the Year.

House of the Year judge Bruce Duggan says the quality of entries in the renovation categories was extremely high.

"Across the board, all of the renovations that are now contenders for the national awards were absolutely superb. From the Renovations up to \$250,000 category to the Renovations over \$500,000 category, the entries were truly excellent."

John Creighton Builders Ltd is a national finalist in the Renovation over \$500,000 category. The three-bedroom beauty features a unique mix of glass, timber and stone which complements the home's surroundings.

The judges were impressed with the striking Christchurch renovation, which was fortunately



not affected by the recent earthquake, saying the "house has been transformed into a wonderful, resort-style home".

"The build involved considerable difficulties, including the excavation of a steep and rocky hill. A lot of space has been created, with public and private areas spread throughout the home."

Avenue Construction Ltd from Manawatu is a finalist in the \$250,000 category. The company was faced with a brief to provide a master bedroom, ensuite and walk-in wardrobe and an energy efficiency focus.

"The builder has cleverly satisfied the owners' requirements by creating a substantial bedroom, ensuite and walk-in wardrobe providing a large private sanctuary," judges said.

"Great use of lighting and a large deck have

admirably finished the project."

In Wellington, the judges were also impressed with Planit Construction Ltd's development in the Renovation over \$500,000 category.

The company was faced with a challenging brief to add an additional storey to the home, which required digging under its original dwelling.

"Extensions to the upper levels allowed for the renovation of living areas, all in keeping with the original character of the house," judges said.

"The builder showed careful attention to detail throughout the renovation. Thoughtful consideration has been given to the integration of the kitchen, and to the indoor-outdoor living."

Simon Roche Ltd's Wellington renovation

revealed



Planit Construction Ltd's renovation in Wellington took out the Renovation over \$500,000 category.



in the \$250,000 - \$500,000 category also caught the judges' eye, featuring a stunning timber deck and a range of new insulation features.

The home's interior elements were fully stripped out and repainted to create a truly stunning finished product.

Priority One Construction's stunning Auckland home — also a Renovation over \$500,000 entry — is a four-bedroom home described as a detailed project which required substantial redevelopment of the existing property.

"This renovation has involved a lot of high standard workmanship. The builder has achieved a complete makeover, using a great mix of materials from plywood panels on the

ceilings to large-tiled floors and walls," judges said.

National category winners, PlaceMakers Supreme Awards for the Renovation of the Year and the House of the Year, and the RMB Commercial Project of the Year will be announced at a gala dinner in Auckland on Saturday, November 27.

The Awards are made possible by the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living®, Pink® Batts® Ultra® (Tasman Insulation), Nulook, the Department of Building and Housing, and Meridian.

To view a full list of Gold Reserve finalists visit www.houseoftheyear.co.nz.

Registered Master Builders 2010 House of the Year and RMB Commercial Project Awards in association with PlaceMakers

Renovation Award Gold Reserve National Finalists

PlaceMakers Renovation Award up to \$250,000

- *Jim the Builder Ltd for a renovation in Heathcote, Christchurch*
- *Avenue Construction Ltd for a renovation in Palmerston North*
- *Pearson Group Ltd for a renovation in Kelburn, Wellington*

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

- *Dean Martick Builders Ltd for a renovation in Epsom, Auckland*
- *Allan Wallace Builders Ltd for a renovation in Huapai, Auckland*
- *Ajax Building Contractors Ltd for a renovation in Lumsden*
- *Simon Roche Ltd for a renovation in Lowry Bay, Hutt Valley*

PlaceMakers Renovation Award over \$500,000

- *Marty van der Burg Builders Ltd for a renovation in Parnell, Auckland*
- *Priority One Construction Ltd for a renovation in Mission Bay, Auckland*
- *Mark Prosser Builders Ltd for a renovation in Kaiapoi*
- *John Creighton Builders Ltd for a renovation in Sumner, Christchurch*
- *Jim the Builder Ltd for a renovation in Christchurch*
- *Contemporary Homes Ltd for a renovation in Little Kaiteiteri*
- *Peter Goodger – Builder for a renovation in Balfour, Gore*
- *Taylor Developments Ltd for a renovation in Otumoetai, Tauranga*
- *Planit Construction Ltd for a renovation in Kelburn, Wellington*

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Rebuilding Canterbury

By Jenny Baker

The long and expensive rebuilding process to repair the structural and other damage in and around Christchurch sustained in the September 4 earthquake is under way.

The 7.1 magnitude quake damaged farms, infrastructure and about 100,000 homes and 500 inner-city buildings, including several structures of historic and character value. A number were destroyed completely.

Experts estimate repair and clean-up costs may exceed \$3 billion, and that at least 1400 licensed builders will be needed in Canterbury to do the work.

Director General of Agriculture Murray Sherwin will head Canterbury's Earthquake Recovery Commission (ERC), established under the Canterbury Earthquake Response and Recovery Act 2010, passed by Parliament on September 14.

The ERC will provide advice to the Cabinet on prioritising resources and allocating funding, and act as a central contact point between central and local government in managing the response effort.

The Government reportedly expects to cover about 90% of the cost of repairing uninsured local infrastructure. It has earmarked an initial \$94 million in the emergency works fund, including at least \$5 million pledged to the mayoral fund to help families in need



but not eligible for state assistance.

The Government has indicated it will help uninsured households, estimated to be around 5000, who experience true hardship. Up to \$10 million will be available for the restoration of heritage and character buildings.

However, the Earthquake Commission (EQC) and private insurers will cover the bulk of the costs, with the EQC expected to cover a significant portion of the insured losses.

It will undertake this mammoth job with the help of a project management team. A one-stop shop for repairs between \$10,000 and \$100,000, the project management team will handle all aspects of repairs for householders.

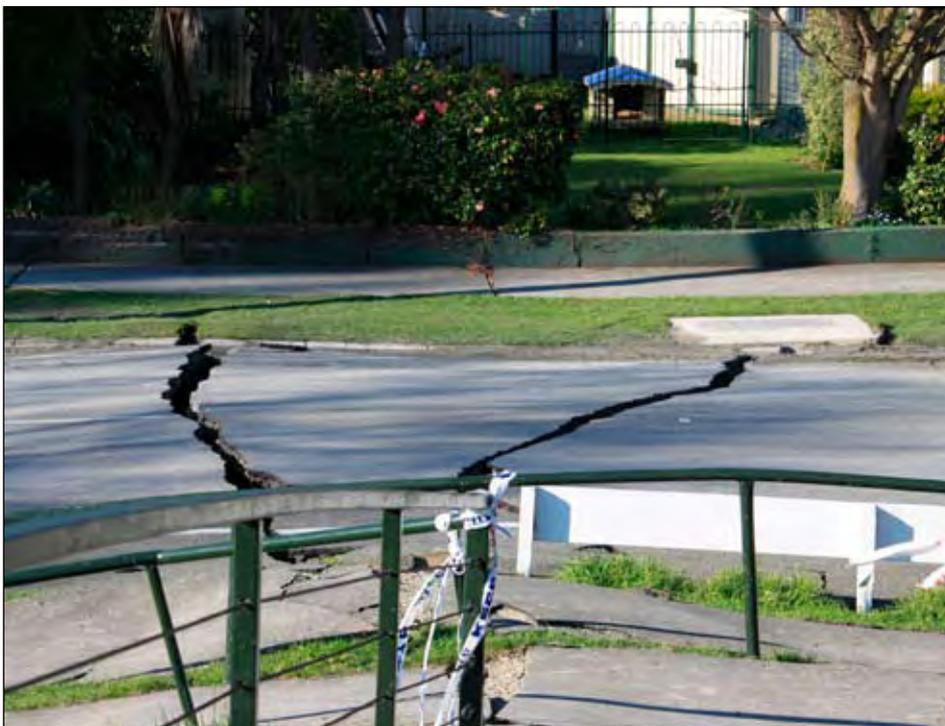
This includes developing a needs-based priority system, dealing with the consent process, subcontracting and managing the contractors required to carry out the building design, construction, repair and quantity surveying involved, and providing quality assurance.

The EQC now has five field officers and 350 staff to facilitate claims processing.

Fletcher Construction and a consortium consisting of BECA, Arrow International and Opus International Consultants are on the EQC's project management team shortlist, and the commission is now working through the details to finalise who will be appointed.

It was anticipated negotiations would be concluded around October 15, and that repairs would start as soon as possible after that.

Claims made to private insurers may cost \$400 million to \$1.4 billion, making this one of the most expensive



earthquakes ever in New Zealand. Commercial insurers will handle claims exceeding \$100,000 in accordance with their in-house policies.

Where will the 1400 builders come from? According to reports, a number of builders and subcontractors from across the country are already preparing for the rebuild.

But only building practitioners licensed under new rules, to be introduced nationwide in 2012, will be able to carry out minor earthquake repair work without a building consent.

Minister for Building and Construction Maurice Williamson says owners of damaged Canterbury homes and buildings should be able to choose licensed practitioners to work on their properties.

Large numbers of Canterbury builders, tradespeople and designers are now applying to become licensed building practitioners and, he says, the Government is pulling out all the stops to help them through the process.

In addition, local merchants and industry associations have stepped in to help run clinics with the Department of Building and Housing in and around Christchurch.

"It is great to see the industry working together this way. For owners, using licensed practitioners provides greater certainty that homes and buildings are designed and built right the first time," Mr Williamson says.

What are the lessons to be learned from natural disasters such as this? Despite the earthquake's large magnitude, a lot of buildings survived.

Strengthened masonry buildings in Christchurch generally withstood the quake well, while many unstrengthened buildings sustained extensive damage.

Yet people must not become complacent, University of Canterbury experts warn. They

Continued page 12



DUROLITE HEATGUARD

Specifically designed to reduce transmitted heat inside a building



Durolite HeatGuard 4 and HeatGuard 8 are new products which allow natural light transmission while reducing the amount of heat transmitted into a building. When used for roofing or cladding they can dramatically reduce cooling and lighting costs. Both come in a wide range of profiles and sheet lengths, nationally.



ROCKCOTE

s y s t e m s

The Hanning residence, Christchurch, (below) was announced Rockcote National House of the Year 2010.



Rockcote Systems tested to 7.1

The recent earthquakes in Canterbury shook the region to the core. This quote is just one we received from a client;

"According to all reports the epicenter may as well have been under our home. The next morning I went over the house with a fine tooth comb expecting to find significant damage... **there was not one crack in the Rockcote.** As an indication of how violent the earthquake was, my seven series BMW was shunted backward, while in park, into the garage doors over 2 feet away. If this isn't good enough evidence of the quality of the system, I don't know what people need"

Brendon Nally, Greendale



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news

Rebuilding Canterbury



From page 11

say this was not the predicted "big one", and more work needs to be done to improve building codes to prevent greater damage in another earthquake.

Other specialists warn liquefaction was a major cause of damage sustained by many structures, and amended building rules might have to make liquefaction-proofing a requirement.

On the money side, some punters believe it is time to look at making EQC cover universal by collecting it along with rates, and make disaster income insurance universal through a tiny income levy, possibly 1% the size of ACC levies.

And energy management specialists say that developers who rebuild commercial premises now have the opportunity to erect sustainable, future-proof structures.

Images courtesy of Tonkin & Taylor



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Roof collapse — what can we learn?

By Jenny Baker

A decade after its commissioning, sections of the \$10 million Southland Stadium in Invercargill will have to be rebuilt extensively following the collapse of the section of roof covering its community courts and reported damage to its structural integrity.

The roof failed on September 18 during a snow storm described as the heaviest the region has seen in 50 years. Several other roofs in the area also buckled or collapsed during the storm.

The Department of Building and Housing and a local engineer appointed by the Southland Indoor Leisure Centre Charitable Trust are investigating the matter.

Areas of interest are the estimated weight of the snow on the stadium roof, the amount of wind, and the consequent estimated distribution of the snow over the roof. A report is expected by the end of October.

Public opinion is divided over the roof's integrity before



Continued page 16 Southland Stadium lies in rubble after the roof failed during a snow storm in September.

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Roof collapse

From page 14

the failure. The roof reportedly exceeded the building standard for snow load that was in place for a structure of its kind by 30% when built in 2000.

It obtained full insurance, and Stadium Southland general manager Nigel Skelt recently announced the insurer, New Zealand Insurance, had accepted Stadium Southland's insurance claim up to the value of between \$20 million and \$25 million.

Mr Skelt says the decision goes "... a long way to putting any questions over the construction to rest".

However, historic media reports show the collapsed section of the roof has been in the spotlight before. The reports say during roof construction, several steel trusses supporting the roof across the community courts started to deflect outside the parameters expected in the engineering design.

A spokesperson for the stadium said at the time there were no safety concerns, and certification would testify to the structure's integrity. The structure was subsequently peer reviewed and then signed off by Invercargill City Council engineers without any problems.

But structural engineer Dr Charles Clifton, an associate professor at Auckland University, recently told media that New Zealand's track record with large long-span roofs "... has not been particularly good".

He believes the investigation is likely to find that the stadium was poorly designed or built or both, in which case, he says, New Zealand's whole engineering system may have to be reviewed, something another prominent engineer, John Scarry, has been publicly calling for since 2002.

The Institution of Professional Engineers New Zealand (IPENZ) board has warned the industry against reaching premature conclusions.

Following a major snowstorm in 2006 the snow loading code was upgraded. The upgrade took effect in 2008. IPENZ president Garry Macdonald told media the board had discussed whether the snow loading code should be reviewed again in view of the weekend's extreme conditions.

He added: "If this stadium collapse is found to be the result of significant design errors or procedural errors or both, then I think we will probably get the review that John [Scarry] has been pushing for for some time."

Mr Skelt says the clearing of the site is now in

progress, and already several rebuild meetings have been held.

"Clearly there will be an opportunity for the local building industry to be involved in the rebuild," he says.

"Southlanders are very loyal to their community. The stadium catch cry 'Game on 2012' has really taken off, and the rebuild will be a total community effort."

Southland Indoor Leisure Centre Charitable Trust chairman Acton Smith adds rebuilding is some time away.

The Trust is currently calling for expressions of interest from engineering firms for design and peer review of the rebuild.

There are also issues around the building design to be clarified, chiefly whether the new design will incorporate new snow and earthquake load codes, and how the new design will fit into the existing resource consent.

"This has been a difficult time for us. We want to ensure its design meets and exceeds the building standards so this will not happen again," Mr Smith says.

"But, yes, it will mean significant work for local builders."

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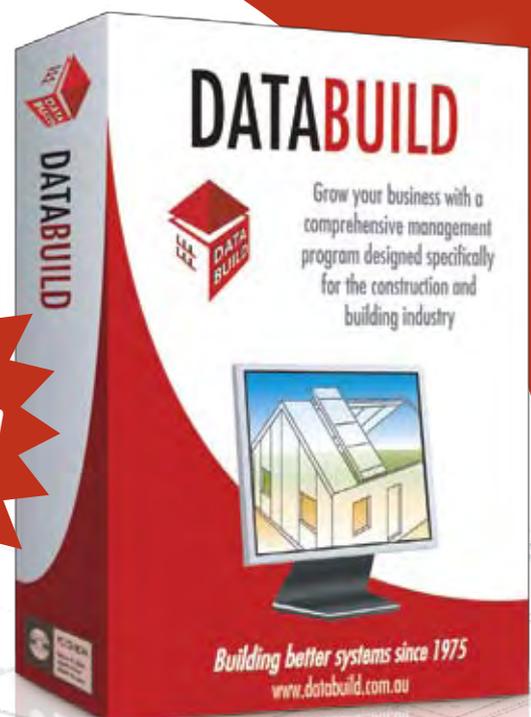
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RMBF says downturn prediction has come to fruition

The Registered Master Builders Federation says the figures released recently by Statistics New Zealand confirm that the building sector is in danger of slipping back into a recessionary state.

Figures show the number of new housing units fell by 8.9% in August (excluding apartments) — the fourth month in a row of decreases.

RMBF chief executive Warwick Quinn says that small gains the residential building sector experienced earlier in the year are now well and truly reversed, and the present downward trend that Registered Master Builders predicted is unfortunately well entrenched.

Mr Quinn says “while residential construction is continuing to fall, the non-residential sector is also declining, and this is expected to continue for some time.

“The sector will undoubtedly experience increased activity from remedial work relating to the Canterbury earthquake, but this activity is a result of a one-off event, and does not reflect the poor state of the industry.”

Extremely weak

Mr Quinn says Registered Master Builders noticed an immediate drop off in public enquiry once proposed changes to the tax announcements were made earlier in the year and, while April showed growth, the statistics over recent months reflect the extremely weak state of the economy.

Increased costs such as GST, higher interest rates, the impacts of the emissions trading scheme, changes to property tax, higher wood and steel prices and a struggling wider housing market have combined to deter consumers from building new homes.

It is too early to tell if the reduction in income tax will have any positive affect.

Mr Quinn says non-residential construction held up during the recession, with investment in public infrastructure such as sports stadiums, airports and the like, but that projects of this type are now coming to completion.

While there are a few large major commercial consents in the system, the sub-\$25 million market appears to be reasonably robust at present.

Mr Quinn believes that until the recovery is well entrenched, investors are confident with tenant demand, and finance is available, this sector will remain flat for some time.

The region with the largest increase in new housing in August was Auckland, with Canterbury and Waikato experiencing the largest decreases in the sector.



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Major BRANZ upgrade expected to

The construction of the \$11.4m upgrade of the BRANZ research site has begun, with the Minister of Building and Construction Maurice Williamson recently turning the first sod.

This refurbishment is the first significant improvement to BRANZ's five hectare Judgeford research campus for more than 20 years.

The interior of existing buildings, which contain workshops, laboratories and administration areas, will be reconfigured and modernised. The buildings' exterior will be upgraded, with most of the campus footprint remaining the same.

Improved linkages within the facility will be created, providing better communal space for staff and visitors. One stand-alone building and two minor additions will be constructed and integrated with existing buildings.

BRANZ chief executive Pieter Burghout is looking forward to seeing the revitalisation of the campus.

"BRANZ is the New Zealand construction industry's premier research, testing and knowledge facility, and for 40 years has strived to deliver value for the industry and for New Zealanders," Mr Burghout says.

"The refurbishment project is, in effect, an investment in the next 40 years of capability and capacity for BRANZ, so that we can carry on that proud tradition of

great research and knowledge transfer."

Architectural firm Warren and Mahoney have been working with BRANZ on designs and office layout, and Fletcher Construction is the key contractor for the redevelopment.

"Warren and Mahoney have given us some great designs, and it's now Fletcher's turn to build us some great buildings — and we're looking forward to seeing the refurbishment work progress over the next year or so," Mr Burghout says.

The project is due to be completed by December 2011.



Above: The BRANZ board and Minister of Building and Construction Maurice Williamson turn the first sod on the BRANZ refurbishment project.



Above: The current BRANZ site.

Below: The final site plan.



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The refurbishment — stage by stage

Stage 1: Workshop and new Nikau Building

The retrofit of workshops will see them upgraded to contemporary standards. An additional workshop area will also be added.

The new Nikau Building will be constructed and integrated into the campus development. This will use Structural Timber Innovation Company (STIC) building principles.

This type of engineering solution involves innovative, large-span, timber building technologies primarily for use in non-residential buildings, producing a sustainable building for the future.

Stage 2: Rimu Building — part 1

The revamp of the Rimu Building will reconfigure the workshop and office spaces.

To ensure the day-to-day operations continue, the current testing laboratories will remain until the Rimu Building alterations have been completed.

The window testing facility will be decommissioned, with the entire area lowered back to a single storey. The courtyard between the Rimu and Totara Buildings will be turned into a new cafeteria area.

Stage 3: Rimu Building — part 2

Once the new laboratories are functioning, the original testing areas will be updated.

Stage 4: Totara Building

The Totara Building will become an open plan office space with a balance of meeting and communal areas. The ceiling space will be opened, and passive design features will be incorporated, including natural ventilation and solar panelling. A new entrance will be created on the south side of the building.

The proposed works will also include the provision of a pellet/woodchip boiler to produce hot water radiators required for heating. This will lower BRANZ's carbon footprint by using a carbon-neutral, renewable fuel source.

Previous BRANZ campus refurbishments:

1970: The Building Research Association of New Zealand Inc was launched and based in Vivian Street, Wellington

1973: BRANZ begins to develop its site in Judgeford, Porirua, with the construction of the fire research and testing laboratory and associated offices. The planned move was to accommodate future research and testing capabilities.

1973: 1977 Fire Lab, Kauri Building, the caretaker's house and temporary office accommodation on site are brought into operation.

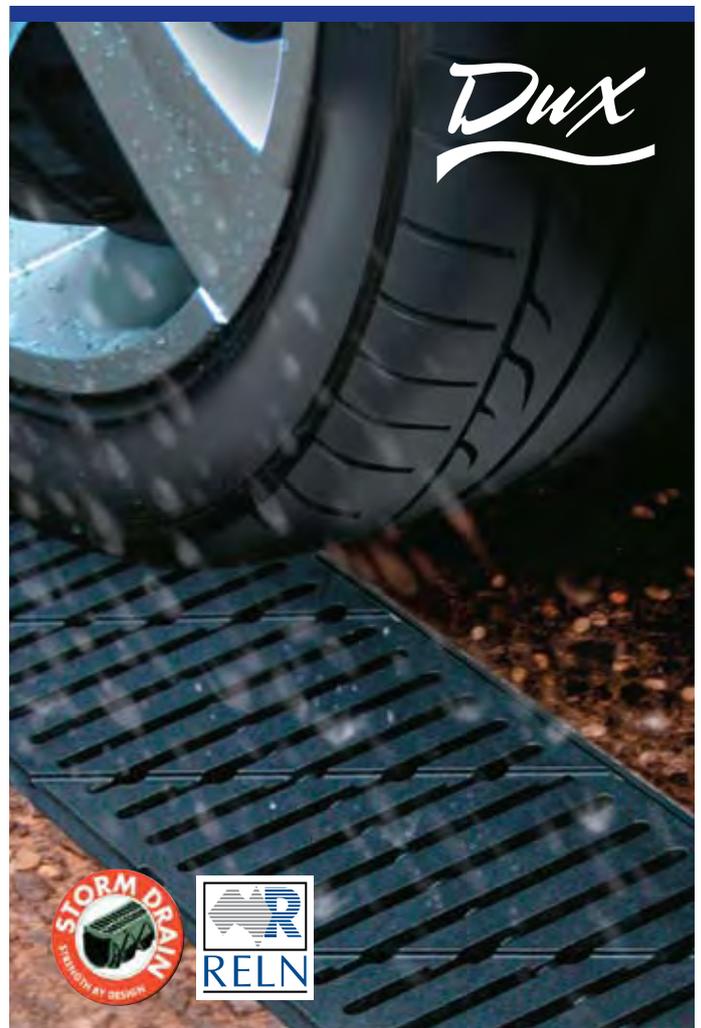
1978: BRANZ Administration (Totara Building), Rimu Building and Workshops are completed, and the last of the Vivian St staff move to Judgeford.

1987: Structural Engineering Laboratory opens.

1995: Window testing facility opens.

1997: Extension to Rimu Building completed.

August 25, 2010: BRANZ campus refurbishment begins.



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Kiwi companies show leadership in workplace literacy training

Getting his first-ever dictionary at a Fulton Hogan graduation ceremony in Wellington in July was the icing on the cake for 39-year-old general hand Bruce Phillips.

Mr Phillips, one of eight employees graduating from a pilot workplace literacy course called Base Course, had never used a dictionary before enrolling in the pilot.

Yet, thanks to company training on reading, writing and maths, Mr Phillips learned to use a dictionary to look up words relating to workplace machinery, develop his vocabulary and improve his spelling.

The night after graduation, he enjoyed taking the time to thumb through his very own dictionary, one of several copies donated by Rotary New Zealand.

"To be honest, I'm quite rapt at having graduated," Mr Phillips says. "I never really went to school, and this course is giving me a chance to build on my apprenticeship and take the next step in my education."

The qualified welder from Churton Park, who left school at 15, hopes to use his new-found skills to climb the company ladder and become a machine operator.

Managers say they're pleased to see the gains filtering through to the workplace. Employees are more confident and health and safety documentation has improved.

Fulton Hogan central region general manager Bill Caradus believes workplace literacy training is vital for any company with employees who missed out on the basics at school, and who are playing catch-up as adults.

"In our industry, like so many, we face a skills shortage," Mr Caradus says.

"We need people with the basics who can read and



Fulton Hogan general hand Bruce Phillips (left) and central region general manager Bill Caradus, at a workplace literacy training graduation this year.

comply with the health and safety legislation. But we also need people who can develop their careers and, ultimately, make the move into leadership. Training like this helps us all get up to speed."

Base Course offered 58 employees in Auckland and Wellington one-on-one and small group tutoring in reading, writing, maths and communication at Fulton Hogan offices for two hours per week.

The six-month course was run by Edvance (in Wellington) and the Manukau Institute of Technology (in Auckland) during company time.

Fulton Hogan data shows it boosted participants' skills and confidence, and helped some employees move into more senior roles and others gain more work-related qualifications.

Fulton Hogan national learning and development advisor Naomi Woodham says Base Course opened her eyes to the huge potential of literacy training within the workplace.

Now comes the tricky task of taking stock and looking at what to do next, she says.

"The training outcomes have been fantastic and have made a huge difference to participants. We'd definitely like to continue with training. But fitting 40 hours of training in with our frenetic operational schedules has not been without its challenges, and we're currently analysing what we've learned so we can consider our

next steps."

Edvance programme co-ordinator Bridget Farquhar believes companies have to stay focused on literacy training if they want to make a lasting, long-term difference.

"Often a pilot programme gives you a taste of what's possible. But it's important not to stop there. It's important to keep the momentum going. And there are many ways a company can achieve that."

First and foremost, a company should continue to train and upskill staff, she says. But they can also run or organise workshops to raise awareness of workplace literacy among company managers and relevant staff such as health and safety representatives and foremen.

Improving company documentation to make sure it can be read and understood by the employees is another measure.

Downer, one of the country's largest infrastructure firms, is doing just that after successfully running two large-scale workplace literacy programmes between 2007 and 2009.

TeamWorks was a leadership programme with literacy learning embedded in it. Way2Work was for frontline workers. It aimed to boost reading, writing, maths and communications skills.

More than 1800 Downer employees across New

Continued page 25



Fulton Hogan national learning and development advisor Naomi Woodham.

Join the skills highway

Kiwi companies are making promising inroads into the country's poor rate of adult literacy, and now there's a web site to help others do the same — www.skillshighway.govt.nz/ind.

The Department of Labour's Skills Highway web site profiles New Zealand businesses who've spent the last few years trying and testing workplace literacy training.

The web site — launched in June — has advice, tools, case studies and tips from real workplaces, and reflects the real-life experiences of employers and employees around the country.

It's got a wealth of information and ideas about getting started from big, national construction companies such as Fletcher Construction and Downer.

Yet it also features ideas from smaller firms such as Canterbury Spinners, a yarn production business in

Christchurch, on how to deliver effective training when companies are up against different shift patterns and round-the-clock operations.

Research shows about four in every 10 New Zealand employees have difficulties with reading, maths and communication.

New Zealand's poor adult literacy rates have long been considered a serious issue that costs business through accidents and injuries, high wastage, mistakes, missed deadlines and low productivity.

Skills award announced shortly

Every year the Department of Labour rewards a Kiwi company that has successfully boosted employees' workplace literacy and numeracy skills with the Skills Highway Award.

Fourteen organisations are in the running for this year's award. They represent a wide range of sectors, including manufacturing, health, homecare, hospitality, entertainment, local government, food, postal, armed services, contracting and social services.

The award is part of the Equal Employment Opportunities Trust Work & Life Awards. This year's Skills Highway Award winner will be announced in Auckland on October 28.

For more details go to www.eeotrust.org.nz/awards.

From page 24

Zealand took part, making it the single, largest literacy training initiative in the country.

Both programmes were a huge success, according to Downer human resources general manager Chris Meade.

"We've seen literacy training help our foremen and supervisors improve health and safety compliance within their teams," Ms Meade says. "Their maths and writing skills are much improved, which means they more

Continued page 26



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Workplace literacy training

From page 25

accurately capture and report company data."

She says literacy training has worked well for frontline workers too.

"Working on the roads has traditionally been seen as a low-skilled employment option for people without a



Downer human resources general manager Chris Meade.

strong academic background. However, in today's workplace, employees need to be confident and competent in handling sophisticated machinery. They need to follow rigorous safety procedures. And they have to be highly productive."

This year, Downer

started embedding what they learned from their two programmes across the company as a whole.

"We've developed a five-year literacy strategy, as part of that effort. And we've set up a process of consolidating and embedding change called Nuts and Bolts," Ms Meade says.

Nuts and Bolts features literacy champions, located in the branches, who are trained to provide ongoing literacy support in the workplace. All literacy champions have completed their National Certificate in Adult Literacy Education (Vocational), a level five NZQA-recognised qualification, and are widely respected within Downer for their skills in the civil infrastructure industry.

"It's their job to identify skills gaps and work alongside employees to meet those needs. We have a literacy coach, who is part of that process, too. We're also developing job guides that can be read and understood by everyone within our organisation.

"Finally, we've set up a referral system for employees with dyslexia, or needs that might be best addressed from outside the company."

Overall, she says, Downer has undergone an enormous shift in culture thanks to workplace literacy training.

Manukau Institute of Technology business development manager Tina Rose believes Fulton Hogan and Downer are excellent examples of big Kiwi firms who're making the most of workplace literacy training.

"But you don't have to be a large business to do workplace training. Half our clients are small, medium enterprises with fewer than 100 employees," she says.

The key to successful training is having people within a business who are committed to making it work, and providers who can come up with workable solutions that suit a business' needs," Ms Rose says

"Sometimes a contextualised upskilling programme works best. At other times, working with participants to create a company's first induction process might be a better, more sustainable approach.

"For us, it's about working with companies of any size to embed literacy, language and numeracy into their workplace in a way that reflects their context, and that's sustainable in the long term."

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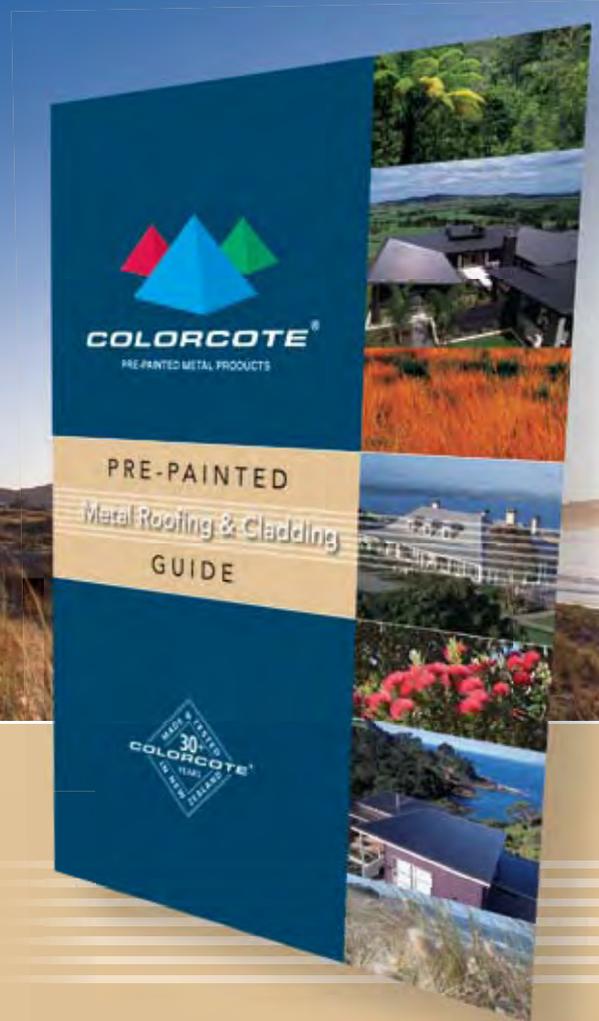
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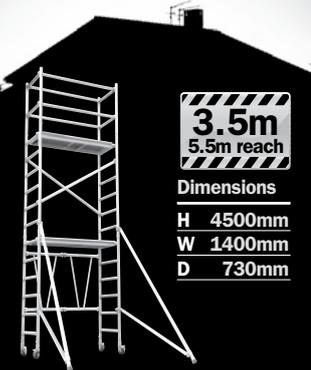
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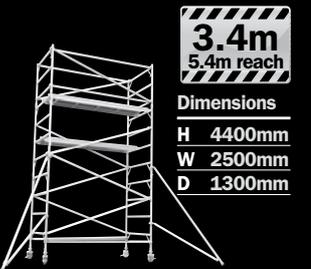
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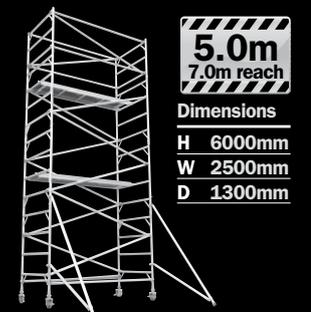
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Opinion

Emergency OCR reduction needed immediately

By Jennian Homes director
Richard Carver

As predicted, the Reserve Bank's July increase in the official cash rate (OCR) has taken the housing and productive sector into a perfect storm. A new recession is now brewing on the horizon.

The residential construction sector and the existing housing market are in very poor shape. August house sales and new home consents were down, yet again, and both surprised the economists — yet again.

Why is it that the Reserve Bank gets it so wrong, when it comes to movements in the OCR?

Jennian Homes is calling on the Reserve Bank and the Government to take a much stronger leadership role to restore consumer confidence in new home building and the housing market in general.

Existing house prices and new housing activity are now falling. New home builders are facing the toughest times in living memory, and have been for years now. The Reserve Bank's initial short to medium-term assumptions on GDP and housing growth were flawed, and increasing the OCR in July has further damaged the existing and new housing market and other productive sectors of the economy.

Jennian Homes is now calling for an emergency reduction in the OCR of up to 0.5%, to assist the housing and productive sector, restore consumer confidence and lower the New Zealand dollar, particularly against the weakening US dollar.

We need to protect the domestic (confidence) and export (currency) sectors of the economy before it is too late and we are back in recession.

The actual numbers are now showing a fall in residential construction and house prices in general. Consumers are still holding back. They need more confidence to get them over the line. Increasing the OCR last July, did little to improve weak consumer confidence.

The latest NZIER Quarterly Survey of Business Opinion shows the New Zealand economy is now in reverse, with continuing weakness.

The Government's recent attack on residential property investors, GST and ACC increases have further undermined consumer confidence and residential construction activity.

The early introduction of the Emissions Trading Scheme has increased petrol and electricity prices for all New Zealanders, at a time when we are all being told that we must save more."

It is ironic that most of the inflationary pressures have been

introduced by the Government, through the GST and ACC increases and the Emissions Trading Scheme.

Then the Reserve Bank raised the OCR in July to control the inflation the Government introduced.

We are heading into a perfect economic storm with rising costs, the rising dollar, rising interest rates, falling net migration and falling consumer and business confidence.

The average Kiwi, in a non-essential job, is still hurting from the recession, and the motivated ones are eyeing up the lucky country across the ditch. This will help improve New Zealand's unemployment statistics and drain our talent pool which, no doubt, the Government will claim as a great policy.

Australia continues to widen the economic and wage gap between the two countries, despite ongoing reassurances from the Government.

The July 0.25% increase in the OCR was, as predicted, premature and unwarranted. The associated appreciation in the New Zealand dollar of more than 10 cents, or 15% since the first OCR rise, will only make the recovery longer and harder for all Kiwis, especially primary exporters, the backbone of our country.

Globally, things still remain uncertain. New Zealand's GDP grew by a paltry 0.2% in the June quarter and will probably be negative in September. This puts New Zealand back in the recessionary zone — hardly the environment where the Reserve Bank should be raising interest rates.

The Reserve Bank's previous (now revised) annual GDP growth predictions of 3.7% were grossly optimistic (wrong).

Slowing immigration and the grossly optimistic view on pent-up housing demand by many of New Zealand's leading economists will prove — if it hasn't already — that the timing of the July OCR increase was flawed.

The predicted housing shortage, at this stage, appears to be just a myth, as every departing Kiwi, mostly heading for Australia, will tell you, along with the 20-plus-year-olds who are more than happy staying at home with their overburdened parents. Most people in non-essential jobs still lack confidence in job retention — recent layoffs attest to this.

The October GST increase, coupled with the impact of the Emissions Trading Scheme, has seen petrol and household expenses rise. That will keep consent numbers in check for a while yet.

"The Government needs to step up to restore consumer confidence in new home building and renovations, and to restore industry viability.

I believe the next move in the OCR needs to be, and may well be, a reduction. Let's see what happens.

Truly Remarkable People — Nga Iwi Tumeke

By Roy Kane

That's the mission statement of the Remarkables Primary School, but it could just as easily be an apt description of the Kiwis who designed and built it.

In January 2009 Naylor Love Construction was confirmed for the design/build contract for the new school. Although it was agreed there was very little chance the school would be finished by the end of the year, the Ministry of Education made its expectation clear: the new school was to be in a position to accept new entrants for the first term of 2010.

Naylor Love called the first design meeting towards the end of January, inviting Babbage Architecture and other consultants it had engaged before, knowing their ability to fast-track the design so that earthworks could be started in April.

To make the co-ordination of design and plans more efficient, Babbage Consultants was subcontracted as the structural engineers on the project. It was agreed that a three-stage building consent process was needed to get construction under way. This allowed time for the detailed design to be completed for full consent, which needed to be lodged and approved before work could begin on the building envelope in July.

John Jones Steel was confirmed as the structural steel and ComFlor decking system subcontractor.

The brief provided to Babbage Architecture by the school's Board of Trustees was inspired by the school's mission statement: "Truly Remarkable People — Nga Iwi Tumeke".

Architect Michael Bilsborough, who is very knowledgeable about education design, said the Board had a very clear vision of the sort of school they wanted to create: Remarkables Primary School aims to provide world class

education to equip and inspire each student to take full advantage of life's opportunities.

"When we research current education practices," Mr Bilsborough says, "we find that they place great emphasis on the importance of self-directed learning. The teacher's modern role is that of facilitator, allowing their pupils to discover knowledge for themselves as individuals.

"This, in turn, requires the architect to provide the spaces needed for different individual activities. Hence, camp-fire space for story-telling, watering-hole space for social collaboration, and small cave spaces for intimate, one-on-one encounters and conversations.

"There are five 'pods', each with four learning studios (classrooms), and an Early Childhood Care centre. In each pod there are four teachers and around 100 pupils (roughly 20 to 30 per class). The arrangement of the

Continued page 30

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Whether it be the classic lines of Dimondek 300/400 or the modern style of Dimondek 630, Dimond have the deal for you.

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Dimondek 300/400



Dimondek 630

Features and Benefits

Long sheet lengths up to 100m

Eliminates step joints

Concealed fixed

No screw holes piercing the profile

Available in a range of natural lighting options

Thermal expansion flashing system



From page 29

Pods allows for a collaborative environment where teachers and pupils form a learning community. The children have access to what we call a Learning Commons.

"Therefore, the design caters for those times when, say, four teachers would combine their pupils in a collegiate environment for group activities. By designing in steel, we made it easier to fit the necessary structure into the building envelope.

"In fact, by leaving the details of the steel connections expressed, we allowed the pupils to see and enjoy the structure, using the building as another learning opportunity," Mr Bilsborough says.

Babbage structural engineer Victor Lam says after examining the seismic considerations of the Frankton site, the Ministry of Education decided to increase the design loading by 30% to achieve a return period of 1000 years.

"In concrete, this would have made the school buildings excessively heavy. Instead, our design concentrated on steel, relying on the ductility of Eccentrically Braced Frames (EBFs) and the long span properties of ComFlor 210 steel decking to keep the structures and the floors as light as possible," Mr Lam says.

It was at this point that John Jones Steel raised the construction tempo, as Naylor Love construction operations manager Peter Taylor comments: "Having worked with John Jones Steel extensively throughout the South Island, we were confident they had the resources required to meet our very demanding programme and deliver a quality product at the same time.

"They staged their shop-drawing process to suit our compressed timetable, and they worked proactively with our design engineers to restrict draughting errors. They were also very quick to tell us about potential cost savings," Mr Taylor says.

"I have to say that their steel detailing and quality assurance documentation were of the highest standard, while the care they took during the erection process contributed to this project being one of the most stress-free that Naylor Love has been involved with."

The fabrication was done in the John Jones Steel Timaru workshop. The 3-D model drawings were produced in X-Steel, a Tekla software product, in the company's



An aerial of the school layout.



Where schooldays are the happiest days.



Concrete steps give access to the playground as well as providing seating.



The entrance from Lake Avenue to the rooftop walkway.

Continued page 32



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The double-quick construction programme saw the learning pod erected efficiently.



Between the cedar wood-clad library and the first learning pod, the reading court.



Eccentrically Braced Frames play an integral role in the steel structure.



ComFlor 210 forms the decking system.

From page 30

Christchurch headquarters.

General manager Dave Anderson says the dialogue between the company's detailers and the Babbage structural engineers generated efficiencies and enabled rapid progress with the ComFlor 210 (deep profile) decking.

"At one stage we were a fortnight ahead of the design review. It helps when the main contractor is a company of Naylor Love's calibre. Liaison with the client and the subcontractors is always close, with the objective and the deadlines clearly defined and the methodology agreed up front," Mr Anderson says.

"That this project was delivered on time and within budget is largely the result of Naylor Love's highly organised approach."

Christchurch-based Murray Aitken, currently the Ministry of Education's senior advisor on education, curriculum and performance, says the school buildings fit the landscape very well.

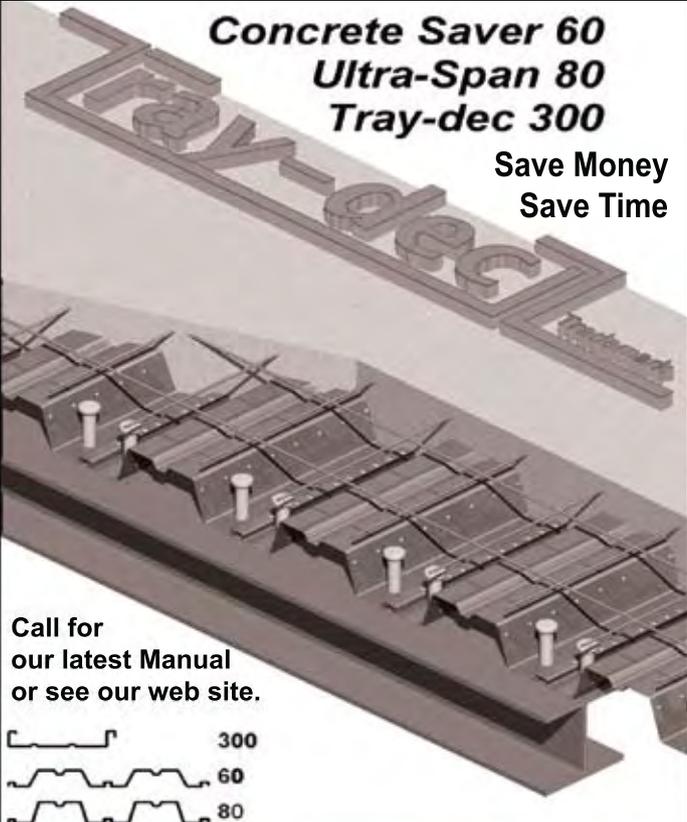
"The low-level profile from the Lake Avenue entrance is an attractive feature of the design that keeps the lake views for the surrounding properties pretty much intact," he says.

"The design is inspiring, inclusive and welcoming, not imposing, and the indoor spaces connect with and flow naturally into the outdoor areas. Remarkables Primary is a school where pupils and teachers are able to witness learning as it happens."

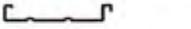
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Pushing roofing limits to the max

When Foodstuffs and ProArch Architects of Palmerston North designed their new warehouse and decided to push the limits of roofing, they looked to Dimond and the Dimondek 630 roofing profile.

Dimond's Palmerston North branch was asked to produce 88.25m single sheets by using Dimondek 630's on-site rolling machine, more than 20m longer than the previous New Zealand record of 65m for Dimondek 630.

Shane Lewer of ProArch Architecture Palmerston North says without the on-site rollforming capability, the design of the building would not have been possible.

The ability to run full length sheets without overlaps or stepping has provided better assurance of weathertightness and cost-effectiveness for Foodstuffs.

Costs and time significantly reduced

With the on-site roll former, costs and time were significantly reduced. Combined with Dimond's patented continuous plastic clip system, this saw up to 2290 lineal metres laid per day.

The continuous plastic clip system's interlocking feature avoids issues with sheet creeping, and also allows thermal expansion and contraction of the roof sheets to take place without creating unnecessary wear from the clip surface.

"The project has benefited right from the start in having the knowledge that the product was available, and the project team could move forward with confidence," Mr Lewer says.

Partners in roofing solutions

Dimond and Ampelite have been providing natural lighting solutions to all building types for more than 10 years.

The partnership is founded around Ampelite's translucent sheet product technology (Durolite), coupled with Dimond's metal roofing, wall cladding and structural framing technology.

This ensures rapid solutions for buildings that may require certain conditions, such as even natural light distribution, management of fire safety or condensation issues, durability of material and leak-free installation.

Dimond says it continued to share ideas and opportunities, resulting in sustainable, "value for money" solutions.

The combination of Dimond and Ampelite resources ensures worldwide trends and related technology are well investigated for opportunities to add maximum value to the New Zealand market.

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Time-saving innovations feature on bradder

The Paslode Impulse IM250s straight bradder is as powerful as it is versatile. It brings together ground breaking Impulse gas technology invented by Paslode and proven high tensile 2mm (14ga) and 1.8mm (16ga) brads for uncompromising performance and reliability.

The lightweight design means greater comfort for high volume applications and improved performance in overhead applications.

The bradder is loaded with time-saving innovations. The ability to handle different-sized brads is just the start. A thumb wheel depth of drive system means no reaching for the toolbox to adjust for counter sink or flush-fire settings.

The soft grip, no-slip handle and trigger system improves comfort and safety and every tool comes with a no Mar(k) tip to protect delicate timber for a great finish.

The right Brad nail selection is critical, and the Paslode C and ND straight brad programme offers building professionals a full range selection for every application.

Paslode has partnered with leading industry suppliers to create a full range of building code-compliant products sourced from ITW factories in North America, Europe and Asia.



Paslode-branded partners rely on the system, and the company's technical expertise to deliver first class solutions.

This confidence and trust is forged in a mutual desire to provide building code-compliant products that reputations in the construction industry are built on.

Some examples of these partnerships can be found in James Hardie's Axon and Titan board specifications, as

well as the Palliside and Cavibat programmes.

In each case, these industry innovators have turned to Paslode to ensure their products are installed for lasting good looks and high performance.

Added confidence

Knowing that bradder tools and fasteners come from the company's own factories gives builders added confidence in the Paslode system.

Designed to work together with Paslode brads, the IM250s bradder and Paslode fuel cells combine to produce a high performance system that has been proven over nearly three decades.

Paslode guarantees every tool it manufactures, with an industry promise of workmanship and unparalleled field support.

Paslode brad programmes are industry proven, industry trusted and forged with an uncompromising focus on safety, power, innovation and performance.

Professional builders use Paslode knowing that they are choosing more than 25 years' industry support and product innovation backed by unrivalled after sales support.

Paslode has been proudly supporting New Zealand builders since 1935.

Stop bleeding fast — with Celox!

Get bleeding under control with new Celox, the must-have for every First Aid kit.

A biological solution to stop bleeding, Celox prevents blood loss by forming a gel-like clot over a wound within seconds.

Available in granules, nose bleed pads, and gauze pads, Celox is an essential First Aid item for minor and major cuts, lacerations, abrasions and nose bleeds — ideal for builders, tradesmen and sportsmen alike.

Celox is perfect for people on blood thinning medication such as heparin and warfarin, and has been tested and proven to control bleeding in people on anticoagulants. The revolutionary product is also effective for those with medical conditions such as haemophilia and anaemia.

Easy to apply and simple to remove, Celox can stop severe bleeding from a severed artery, or minor bleeding from everyday wounds. The gel-like clot created by Celox works significantly faster than the normal clotting process, and can prevent even potentially fatal bleeding.

Made using chitosan — a derivative of shrimp and crab shells — Celox is broken down in the body by lysozyme, a natural enzyme, into glucosamine, which is found naturally in the body.

First produced to save lives on the battlefield, Celox was originally launched to the US military in 2006, and has since received international recognition.

To apply Celox granules, simply blot away any excess blood, water or dirt from the wound, tear open the Celox packet and pour enough granules onto the wound to cover the entire bleeding area.

Quickly cover with gauze or a bandage, and apply firm pressure for approximately five minutes. Once the bleeding has stopped, the granules can be washed from the wound with water or saline solution.

Or for problem nose bleeds related to sports, blood thinners, or if your child is simply going through a growth spurt, the Celox Nose Bleed Pad is ideal.

Place the pad in the nostril, ensuring contact with the site of bleeding and press. Many see stoppage in under a minute, with people on blood-thinning medication seeing results in as fast as under five minutes. Could be a game-saver or just another way of controlling a common bleed.

The products are available from Radius Pharmacy — the only nationwide stockist — or online at www.radiuspharmacy.co.nz.

All frames and trusses are not created equal

There is a misconception in the construction industry that price is the only thing that separates one frame and truss (F&T) from another.

This couldn't be further from the truth, as an F&T solution is specific to each individual build. Moreover, within the industry the quality of solutions provided by different manufacturers can also vary quite significantly.

To help us identify what builders should be looking for and to ensure they get the best solution, we spoke with Carters national manufacturing manager Richard Rozbicki.

Question: Richard, let's start from the beginning. If the builder has used a reputable architect for the design, what value do the F&T manufacturers bring to the table with their detailing services?

Richard: At Carters, we invite customers to consult with our detailing team early in the design stage. Whilst architects come up with the concepts, our detailing teams are well equipped to give practical advice and solutions, which often have cost-saving benefits.

For example, substituting HySpan for Hyjoist can give the same result with significant cost savings. Another example is minor changes to roof shapes, which can result in cost savings by allowing the manufacturer to build the trusses in a far more economical way.

Q: Because New Zealand has a unified building code to which all builders must adhere, is there much variation among F&T manufacturers in terms of the quality of material that is used? And, if so, what are the differences that a builder would be able to see?

Richard: There are certainly variations across the industry. For example, No1 Framing, VSG8 and MSG6 all comply with NZS3604. However, there are noticeable differences in quality among them. Carters uses only Laserframe MSG8 as it provides maximum structural assurance and has excellent nail holding and nail plating properties.

There are also components such as LVL lintels, which we include as standard in all our frames, and the patented Brant Joint.



Q: You just mentioned LVL lintels and Brant Joints. Why are LVL lintels important to a builder?

Richard: We use Hy90 for our lintels. Hy90 is a structural laminated veneer lumber manufactured 90mm thick, which is very strong and stable. Most importantly, LVL lintels are true and straight, delivering a far superior frame, and saving the builder time during the construction stage.

When used in garage door openings instead of steel, fixings can be nailed into the lintel and the builder has the flexibility to make alterations as needed.

Q: What is a Brant Joint and why it is important to a builder?

Richard: The Brant Joint is a patent pending technology developed by Carters. It's made from two blocks of wood and is an expansion system installed between two studs near the end of a wall frame. Each block is fixed to one of the studs, thus allowing the stud block to move.

This movement system makes plumbing and straightening the walls much quicker and easier, saving the builder valuable time and money. Once the walls are plumb, the builder simply nails the blocks together.

Q: Is there anything else to consider when looking for a quality frame and truss "solution"?

Richard: Actually there is. A good manufacturer will make sure that all frames are wrapped in plastic to



Carters national manufacturing manager Richard Rozbicki

protect them from the elements. Carter's frame and truss layouts are laminated for the builder's convenience.

We don't consider our job complete until the frames and trusses are fully erected and the customer is satisfied.

I'd also like to say that going with the cheapest option could cost you more in the long run. It is possible to get high quality frame and truss solutions at very competitive prices.

Seeing stars in Sydney

Dr Kerry Rodgers scales a hill across The Ditch to find an architectural delight



Visitors to Sydney who take time to explore the slopes above The Rocks may wish to direct their steps up Observatory Hill.

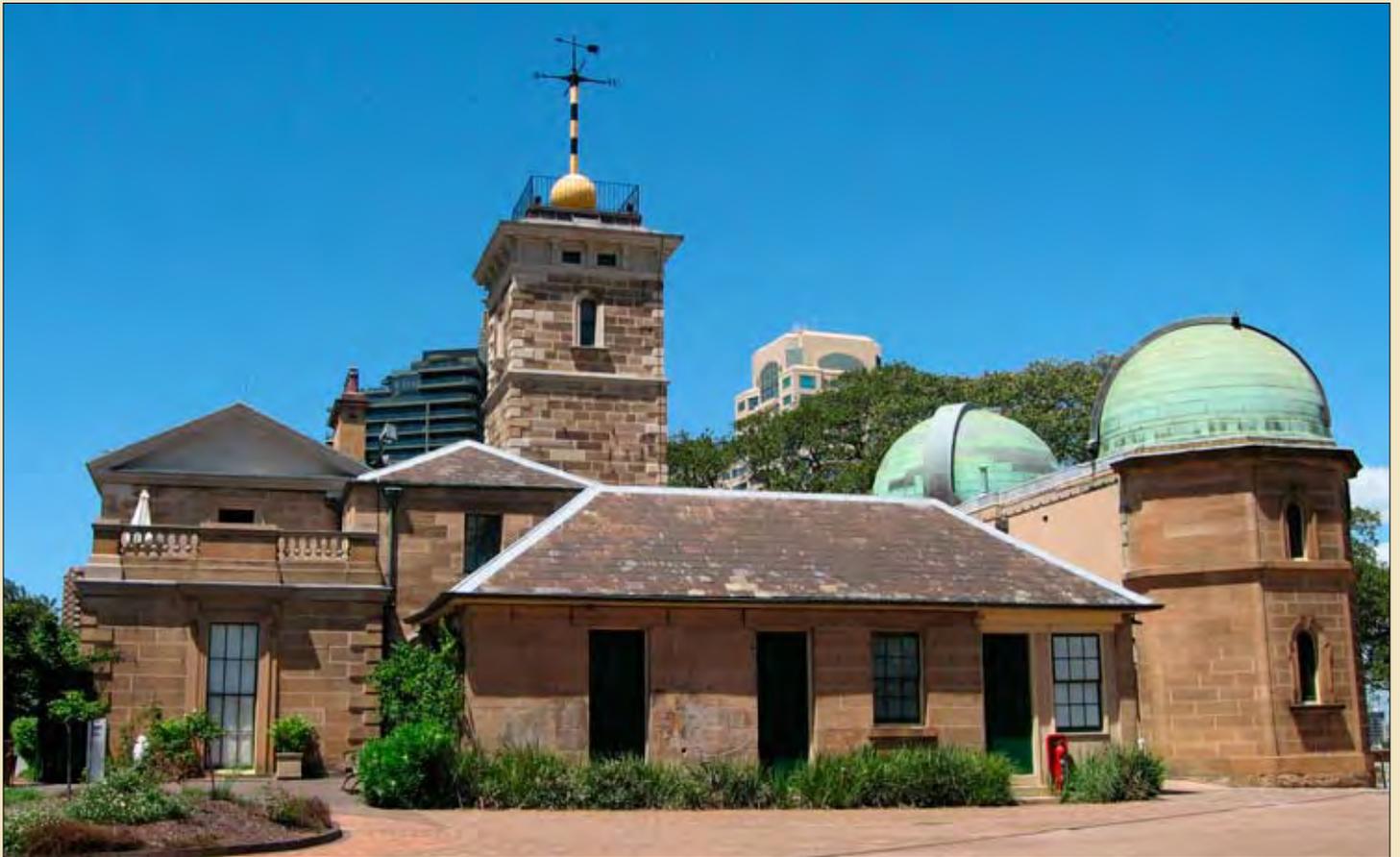
At the summit they will find not only a magnificent view of Sydney Harbour, but also a historic observatory built of Hawkesbury Sandstone in Italianate style. It is worth an afternoon's ramble.

The historic buildings date back to the 1850s, and were constructed at the instigation

of the Governor, Sir William Denison. They were built alongside an existing 1848 signal station erected atop an early 19th Century fort established to guard against possible attack by the French — or convict rebellion.

The original 1858 building of Alexander Dawson comprised a dome to house an equatorial telescope, a room with long narrow windows for a transit telescope, an office, and a residence for the astronomer.

In many ways, the most important service the observatory originally provided was a time signal, generated via the time-ball tower. Every day at 1pm the time ball atop



the observatory tower would drop to signal the exact hour to the city and to boats in the harbour below. At the same time, a cannon, initially sited on Dawes Point, but later Fort Denison, was fired.

There was one small problem with the original building. It was found that the eastern view of the original telescope dome was obstructed by the time ball. As a consequence, a western wing was added in 1877, with a second dome along with further office space and a library. The two telescope domes rest on octagonal bases, with a four-storey tower supporting the time ball.

Among important achievements of the observatory as an astronomical site are some of the first photographs ever taken of the southern night sky, and major contributions to the first atlas of the whole sky — The Astrographic Catalogue. Sydney's input took more than 70 years to complete from 1899.

Along with observations of the heavens, the Observatory collected comprehensive meteorological observations until this function was taken over in 1908 following

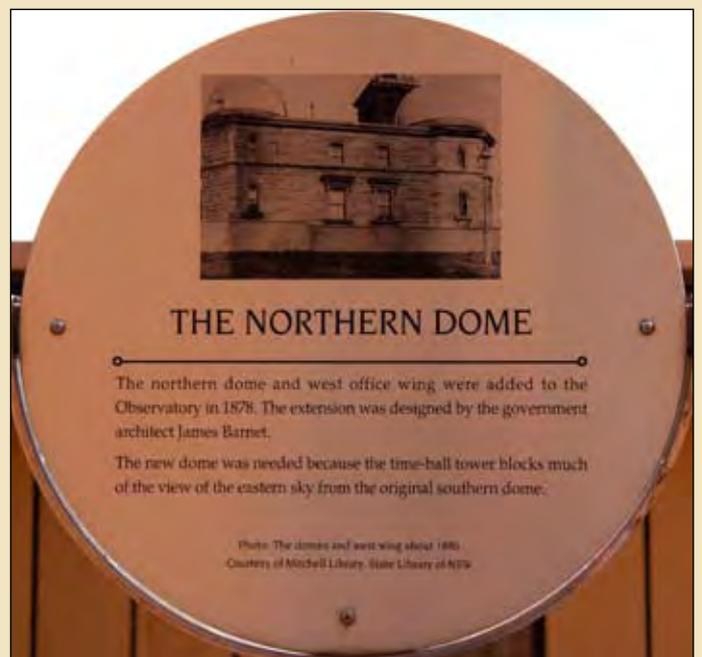
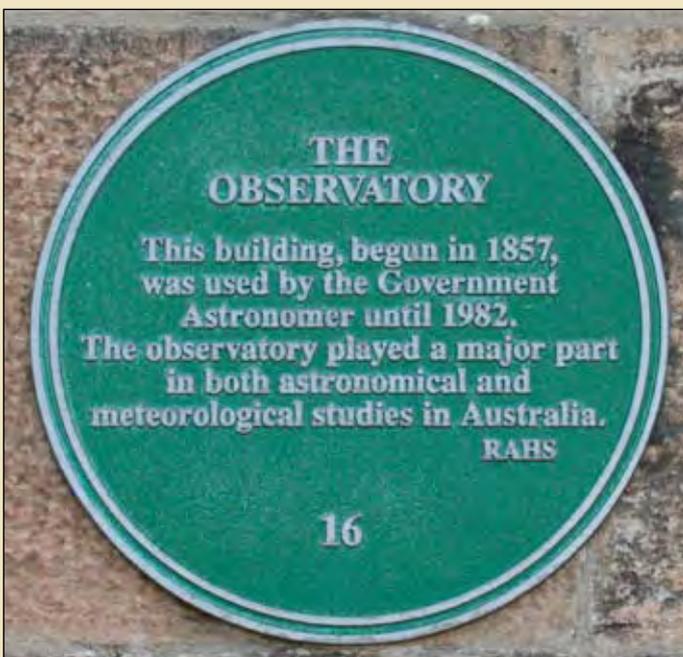
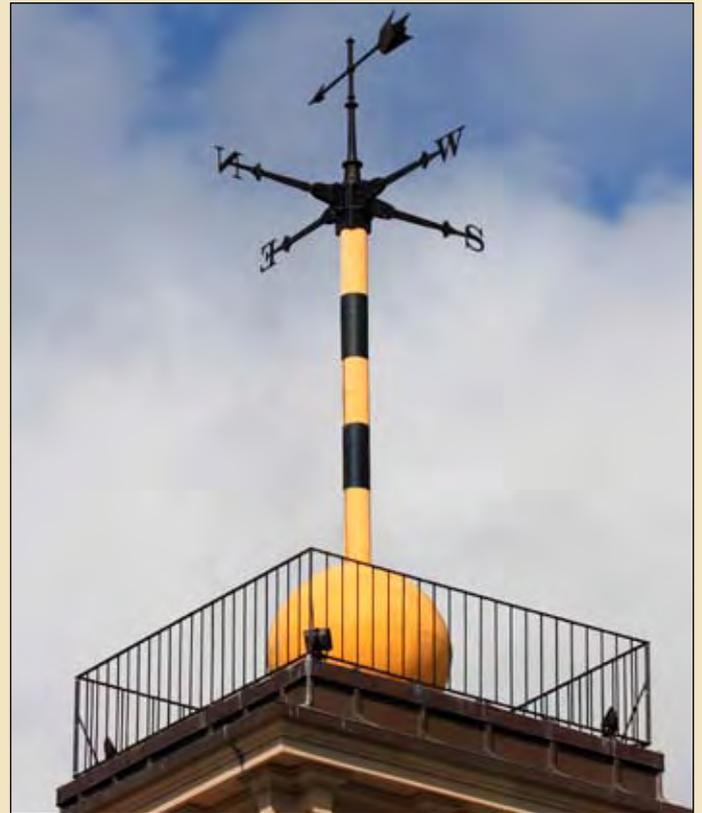
federation by the Commonwealth Government.

However, the Observatory continued to supply daily records to the Sydney papers, including times of the rising and setting of the sun, moon and planets.

By 1926 the building and its equipment had become a little tired, and a proposal to close the facility was only narrowly averted. Come the mid-1970s, increasing problems of city air and light pollution were making astronomical observations increasingly difficult, and in 1982 the New South Wales Government incorporated the entire building and its equipment within the Powerhouse Museum.

Today it is a working museum. Evening visitors can observe the stars and planets through a modern 40cm Schmidt-Cassegrain telescope or the 29cm refractor built in 1874, the oldest telescope in Australia in regular use.

And for visitors' entertainment, the time ball continues to be dropped at 1pm daily. The original mechanism is still in use, although the ball is no longer raised manually but employs an electric motor.



Limitation period for third party contribution

Chadleigh Danswan of Auckland law firm Legal Vision examines the recent High Court decision concerning limitation periods applying to third party claims for contribution.

Overview

On September 24, 2004, a leaky building claim was brought by the Body Corporate and unit owners of an apartment complex located at 8 Farnham Street, Parnell, Auckland (Farnham Terraces) against the Auckland City Council (and other respondents).

On October 13, 2006, the council issued third party proceedings against General Manukau Enterprises Limited (GME), being the installer of a waterproof membrane to various surfaces of the development.

The council claimed that it was entitled to contribution and/or indemnity from GME under section 17(1)(c) of the Law Reform Act 1936 such that if the council was liable to the plaintiffs, GME would also have been liable to the plaintiffs as a concurrent tortfeasor.

GME, in its defence, argued that when the council commenced its claim, the claim only related to building work that GME carried out between May and November 1995.

GME therefore argued that the council was not entitled to bring the third party claim because that work had been completed more than 10 years prior to the date upon which the council issued its claim.

GME relied on section 393(2) of the Building Act 2004 (BA 2004) (often known as the "long stop" provision) which provides that civil proceedings relating to building work may not be brought against a person after 10 years or more from the date of the act or omission on which the proceedings are based.

The council's primary argument was that section 393(2)

did not apply to a claim by a defendant for contribution against a third party under section 17(1)(c) of the Law Reform Act 1936.

The court was therefore required to determine whether section 393(2) of the BA 2004 would prevent a claim seeking contribution in respect of work carried out more than 10 years before the third party claim was issued.

Decision

Justice Lang commented that a plaintiff has always had an unfettered right to select the parties that were to be the defendants in a claim for negligence, and that this led to hardship in many cases because a single defendant could be left liable to meet all of the plaintiff's losses (despite the fact that several other parties were also responsible for causing those losses).

Justice Lang noted that Parliament had therefore enacted legislation to alleviate this hardship, such legislation being encapsulated in 17(1)(c) of the Law Reform Act 1936 which allows one tortfeasor to seek a contribution from other tortfeasors who would have also been liable to the plaintiff (had the plaintiff chosen to sue them).

The date upon which a cause of action based on a claim for that contribution accrues is determined by section 14 of the Limitation Act 1950 (which provides that the cause of action shall be deemed to have accrued at the first point in time when everything has happened which would have to be proved to enable judgment to be obtained for a sum of money in respect of the claim).

The effect of this was that if the limitation period prescribed by section 14 of the Limitation Act applied to the council's claim for contribution against GME, the council's claim would not be statute-barred because the plaintiffs were yet to establish their claims against the council.

As a result, the limitation period had not yet begun to run. If, on the other hand, section 14 was subject to section 393(2) of the BA 2004, the council's claim would be out of time.

After a good discussion of the authorities on point, Justice Lang concluded that section 393(2) of the BA 2004 overrode section 17(1)(c) of the Law Reform Act 1936 and section 14 of the Limitation Act 1950 (citing

Dustin v Weathertight Homes Resolution Service (HC Auckland CIV/2006-404-276, 25/05/06) in support of this).

Accordingly, Justice Lang concluded that, given that the council's claim for contribution related to "building work" in terms of section 393(2), the council was prevented from claiming contribution from GME as the building work carried out by GME had been carried out more than 10 years prior to the date upon which the council issued its claim.

The court rejected the council's further argument that its claim against GME related to works up until November 1999, and also concluded that the council could not amend its claim in the manner proposed as that was considered a new claim and was now statute-barred.

Concluding comments

The High Court decision provides a timely reminder of just how significant the section 393(2) "long stop" provision is in the Building Act 2004.

As Justice Lang pointed out at paragraph 55, while the long stop provision will "inevitably result in some otherwise meritorious claims becoming statute-barred . . . that outcome is simply a fact of life that the council, in common with other defendants, will have to accept and live with. It does not mean that the clear words of s 393(2) are to be ignored".

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