

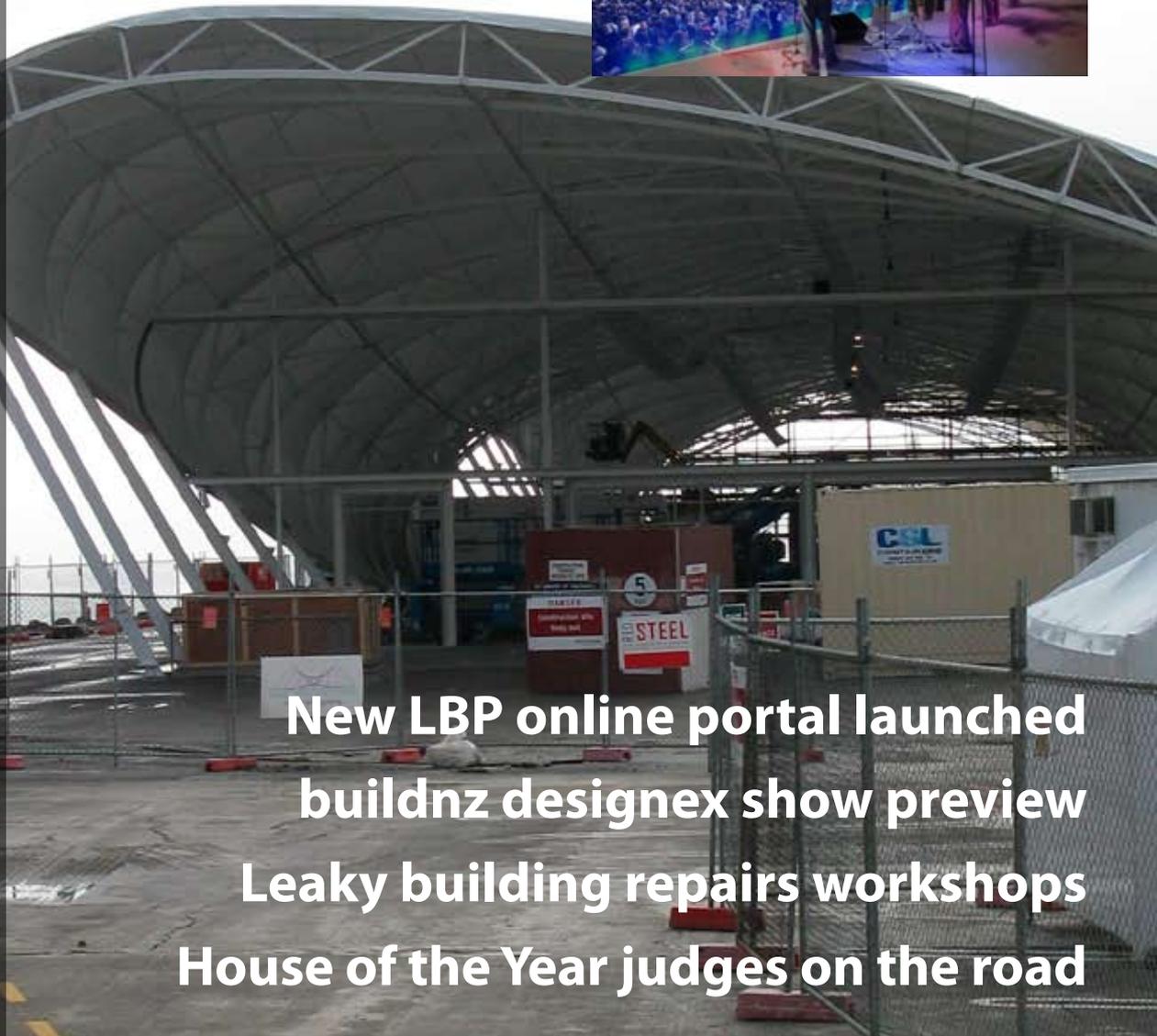


# RWC 'Party Central' takes shape



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

building today



**New LBP online portal launched  
buildnz designex show preview  
Leaky building repairs workshops  
House of the Year judges on the road**



**Inside: Win a Showerdome!**

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\*SmartSeal is now available on the following new Dorf shower mixers



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JUNE 2011 | VOL 21 NO. 5

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There's less than 10 months to go before "restricted building work" can be carried out or supervised only by an LBP with a license for the class of work concerned.

By the end of May more than 9400 licences had been issued, mostly in the main centres. Sign-up rates have been slower in the provinces, but a new online portal may prompt an increase in the number of new licensees.

Accessed through the DBH web site, the portal is linked to an online LBP database where consumers can check if practitioners are licensed or not. LBPs can also record their skills maintenance activities, and keep personal details current.

The launch of the portal may just be the catalyst needed to get those dragging the chain to finally commit to the LBP scheme.

Read more on page 20 of this issue.

**Andrew Darlington**  
Editor



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Win an installed Showerdome worth over \$400. See page 31

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# chief's chat

by ceo warwick quinn

## Control your cash flow

It has been a tough year to date, and we are continuously hearing stories of price cutting but not by 5% to 10% but by as much as 30%.

These figures are scary and I doubt there are sufficient efficiencies in the build process to make up a difference of this size.

Lost leaders by such an amount may be feasible as a one-off to maintain capability between jobs (ie, when you have profitable work lined up but is a month or so away but you want to retain staff), but to do so in the hope of getting further work is basically gambling and the start of a slippery slope.

Once you start paying losses from future profits yet to be earned, it is a recipe for disaster, and you have to look at your business model very carefully if you want to stay afloat.

Cash is King during such difficult times (mind you, when is it not?) and while I have written on this before I think it is timely to do so again.

Often you may not get fully paid for some time after you have completed the work, or not withstanding you may require payment within seven days, it is delayed for some reason.

But of course you still have to pay your bills. Cash flow management is about making sure there is enough money to pay the bills even if you haven't been paid yet.

Do you ever fall into or exceed your overdraft by mistake and have to hastily talk with your bank manager? If the answer is yes then you have a problem. Even if you are trading profitably you can have cash flow problems.

### So how do you stay out of cash flow trouble?

• **Don't neglect the books:** Make sure your accounts



are accurate and up-to-date. That will help you see cash flow problems coming before it's too late. I know many find bookkeeping a chore and don't think it's a productive side of the business and would rather be out there drumming up new work. But they run the risk of being forced to close because they can't meet their debts.

If the books are done regularly, and you pay attention to what they're telling you about your business, you will not only be in a better position to manage cash flow, you will also have a better understanding of what makes your business profitable and where your expenses are mounting up.

Even if someone else does the books take a detailed interest in what they show.

• **Plan ahead:** By using a cash flow forecast you will know in advance whether there's going to be enough money in the bank to pay your bills. January and February are always quiet months in construction so you need to keep money back to pay those overheads during the Christmas down time.

By planning ahead you can put money aside (or make borrowing arrangements) well in advance to meet your commitments.

• **What if you get into cash flow trouble?** If you find you are getting into cash flow trouble there are several things you can do:

• Tighten your debt collection efforts to bring cash in more quickly.

• Avoid drawing funds for private use during difficult periods.

• Consider the release of stock/staff/equipment/premises to generate cash or reduce overheads.

• Negotiate an overdraft facility with your bank but avoid staying at the peak limit for long periods. Using outside credit may help, but borrowing is best used to help your business achieve its long-term goals rather than as working capital.

• If you need bank help do it early. The more you anticipate a cash flow crunch and make suitable plans, the more your lenders will respect your business skills (rather than rushing in in the midst of a crisis). If you seek help early, you're also buying time to find other sources of support if the bank doesn't help.

• If a cash crisis occurs despite your best efforts, inform your bank and creditors before payments are due. In the case of creditors you may be able to make arrangements and progress payments that demonstrate your good faith and intentions to settle your debts.

Get professional advice. Don't let a lack of cash or poor profitability stop you from getting the help you need.

• **Control your cash:** If your business is always short of cash, examine your cash handling procedures. Some cash flow crises are caused by embezzled funds. It's not enough to just sign the cheques yourself.

Mistakes or fraud can occur when people are ordering goods or handling cash that's come into the business or preparing cheques for you to sign.

It's a good idea to involve two people in each transaction so there's a cross-check — eg, one person checking invoices that come in, with the other preparing the cheques or payment slips. Or one person could open envelopes and date stamp the contents, and the other check the money side.

And if you have to be away from the business have at least two employees sign cheques.

Hopefully some of the suggestions above can help you keep on top of the ebbs and flows that your business will always experience.

Once you have a good handle on this, it will become routine and be a lot easier for you to identify when things might be slipping out of balance, and to give yourself ample opportunity to put things right.

# Apprentice of the Year entries closing soon

**C**arpentry apprentices are encouraged to get in quick, with entries soon to close for the Registered Master Builders Carters 2011 Apprentice of the Year competition.

With more than \$100,000 in prizes up for grabs, including places on a specially designed Outward Bound leadership programme for regional winners, the competition is well worthwhile.

Apprentice of the Year aims to reward and celebrate exceptional carpentry training, with events held in 10 regions across the country, and followed by a National event in Wellington in October.

After submitting their entry, which includes details of a building project they're particularly proud of, entrants will undergo an interview with a judging panel made up of representatives from the Registered Master Builders Federation, the Building and Construction Industry Training Organisation and Carters.

## Assessment

Entrants will be assessed on their personal qualities,

their industry knowledge and a completed project that best shows off their skills as a carpentry apprentice. Judges will then undertake site visits to determine the regional winner.

Registered Master Builders Federation chief executive Warwick Quinn believes the Apprentice of the Year competition is a key component of encouraging new talent into the building industry.

"We're all very aware of the demands that are very shortly to be placed on our industry, and we need as many skilled people coming through the system as possible," Mr Quinn says.

## Fantastic career path

"This competition is integral to highlighting building and construction as a fantastic career path proven through the success of the employers who support their staff to enter."

Last year's national winner, Isaac Alder, rates his Apprentice of the Year experience highly.

"The practical aspect of the competition was really important — it's one thing to talk the talk, but

performing under pressure really made the competition for me," Isaac says.

2010 second placegetter Rhys Doesburg also encourages young apprentices to enter.

"It's nice to know that you're up there with the best, and it reaffirms that you're on the right track and have the right ideas," Rhys says.

## "Lot of confidence"

"The competition gave me a lot of confidence, and it opened a lot of doors for me."

Entries for Apprentice of the Year are open until June 30, 2011. For further information, or to download an entry form, go to [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz), [www.carters.co.nz](http://www.carters.co.nz) or [www.bcito.org.nz](http://www.bcito.org.nz).

Entry forms can also be collected from Carters stores nationwide.

Apprentices, employers and those young people aspiring to be a part of the construction industry are encouraged to join up to the Facebook page by searching RMB Carters Apprentice of the Year at [www.facebook.com](http://www.facebook.com).

# Judges now on the road around New Zealand

**N**ine panels of judges have hit the road around the country assessing this year's entries in the Registered Master Builders PlaceMakers 2011 House of the Year and RMB Commercial Project Awards.

The competition has given New Zealanders a taste of top quality homes for the past two decades, and this year will be no exception.

Long time competition judge Graham Coe says the judges will be looking for homes with exceptional quality and workmanship.

"Each project will be judged on a number of criteria, including workmanship, design, functionality and style.

"The judges will be looking for homes that fit well in their environment, use suitable materials and have a high level of workmanship across all areas of the home," Mr Coe says.

"This competition always brings out the best of New Zealand builds, and I am looking forward to seeing what Registered Master Builders has to show us this year."

John Beveridge, chief executive of principal sponsor PlaceMakers, is proud to sponsor the competition in its 21st year.

"It is fitting that the competition is in its 21st year as, typically, 21 is the time you come of age and look towards your future — this is certainly true for the

House of the Year, which has a bright future ahead," Mr Beveridge says.

"Home owners are also becoming increasingly aware of the value a House of the Year award holds, and it presents a great marketing opportunity for builders to showcase their skills and talent to potential clients."

Judging will conclude in early August, with regional events commencing from July.

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

# Ajax triumphs after years of effort

**A**jax Building Contractors Ltd took out its first national award at the Registered Master Builders PlaceMakers 2010 House of the Year for a stunning renovation in the tiny Southland town of Lumsden.

The company had entered the competition since 2001, having won numerous regional awards, but it had never previously made it to national level.

"It was great to finally reach that level and even better to win our Renovation Award \$250,000 - \$500,000 category. It is something that we are very proud of," director Richard Hay says.

"It was great to finally get there, and then to win was just fantastic," he says.

Mr Hay says the competition is really something to strive for.

"It gets your name out there. It's a great marketing opportunity for everyone," he says.

Ajax Building Contractors Ltd was faced with the enormous challenge of renovating a classic farmhouse built in 1860, which had been added to and subtracted from a number of times over the years.

The home owners approached the company to remove all existing alterations and rebuild them in the same style as the original homestead.

"The renovation itself was quite complex," Mr Hay says. However, it was made easy by having clients that knew what they wanted and had done their planning. They made a difficult project into a pleasure."

All exterior timbers had to be specifically run to match the existing ones, new internal doors were made, and the new extensions used cedar triple-glazed windows.

"It was great to see the project through from start to finish. We turned a beautiful old home into a beautifully warm, dry modern home while still maintaining its 19th Century character and charm," Mr Hay says.

Judges said the poor additions over previous decades made the renovation highly difficult.

"This is a true renovation project with detailing, including the care taken to match new windows with existing leadlight and bay



*Ajax Building Contractors Ltd took out the Renovation Award \$250,000 – \$500,000 at the Registered Master Builders PlaceMakers 2010 House of the Year for a stunning renovation in the tiny Southland town of Lumsden.*



windows," judges said.

"The outcome reflects the passion and commitment of the builder and home owner to be true to the home's original design and features and, where possible, re-using original parts of the home. This is a stunning renovation that will see this gracious home through another century of living."

Ajax Building Contractors Ltd was established in 1984 and has been a member of Registered Master Builders since its inception. Mr Hay encourages other builders to become a member.

"It's great being a part of a group that is recognised in the industry as leaders," he says.

The company, with its 29-strong staff, boasts its

ability to design and build everything from large executive homes to the kiwi batch, as well as commercial and industrial buildings.

Mr Hay says residential work has been light recently, but they are currently working on a number of commercial and industrial projects.

After a slow patch, he says they are getting busy again. "We've weathered the storm," he says.

The Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living Solutions®, Pink® Batts® Ultra®, Nulook and the Department of Building and Housing.

For more information about the competition, go to [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz).

# House of the Year awards confirm quality for clients

**G**reg McGovern was pleasantly surprised when his company was awarded two prestigious awards at the Registered Master Builders PlaceMakers 2010 House of the Year. He said the awareness and respect gained from winning the awards was a large benefit for his Hamilton-based company, Greg McGovern Construction Ltd.

"It gives our past, present and future clients peace of mind. They know what we're about and what we can achieve, and it gives them confidence that they're choosing the best builder," Mr McGovern says.

Greg McGovern Construction Ltd took out the 2010 New Homes \$1 million - \$2 million category, as well as the BRANZ Sustainable Homes over \$1 million category with a striking home overlooking Hamilton's Lake Rotokauri.

"We were awarded the Sustainable Award first and that was amazing. We have been putting a lot of effort into sustainable building, because it's definitely the way of the future," Mr McGovern says.

"The \$1 million to \$2 million category was tough though, so winning out of those 22 houses was mind blowing. I was really pleased for our staff and our clients especially."

The home was specifically designed by architect Geoff Lentz to allude to a kite, with the primary "kite form" accommodating the main living areas and bedrooms, and a secondary guest wing — the "kite tail" — separated by a grassed courtyard.

Mr Lentz's exceptional design allows guests to have privacy and their own series of views across the hillside to the lake, and features a radiata pine frame and structure, avoiding structural steelwork and recognising pine as a local and renewable resource.

Mr McGovern and Mr Lentz worked closely with the home owners to select materials that minimised the carbon footprint of the building, incorporating in-slab heating, solar-water heating, worm-farm wastewater treatment and heavy insulation.

Judges said the builder had clearly thought through all elements of sustainability and what his professional experience could bring to the



*Greg McGovern Construction Ltd won the BRANZ Sustainable Homes over \$1 million and New Homes \$1 million - \$2 million for a Hamilton property in the Registered Master Builders PlaceMakers 2010 House of the Year.*

project in order to deliver a superb home.

"The home is a real statement from a true craftsman. The builder's common sense, mixed with outstanding craftsmanship and experience, has delivered a truly sustainable, award-winning home," judges said.

While Mr McGovern encourages builders to enter the competition, he says workmanship has got to be of the highest standard. "It's about the whole building process — the way you project manage, material selection, and making sure you use innovative building processes. It has to be perfect, and that's really how builders should approach every job," he says.

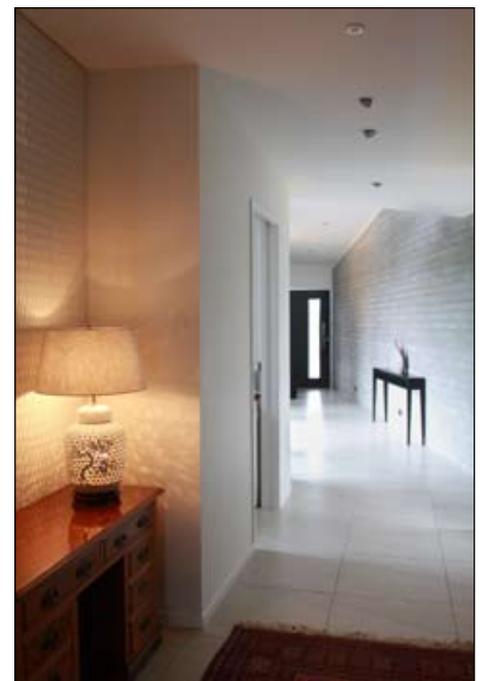
Mr McGovern says it was a really enjoyable project for all involved, and using natural products such as cedar and hardwoods meant he could really apply his craft.

"We always focus on the liveability of the home for the owners by coming up with innovative ideas and options, and making the building process enjoyable and stress free.

"Being on site and liaising with the owners, architects and sub-trades gives you a better feel for the job. We are also very lucky to have a highly skilled team," Mr McGovern says.

Greg McGovern Construction Ltd was also awarded two House of the Year awards in 2003, including winner of the ORIGIN Timeframe Structural Assurance Award and third place for the New Homes over \$550,000 category.

The Awards are made possible through the



support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living Solutions®, Pink® Batts® Ultra®, Nulook and the Department of Building and Housing.

For more information about the competition, go to [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz).

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# The latest Building Act

By RMBF in-house counsel

Leoni Carter

**R**ecently the Boss and I appeared before the Local Government and Environment Select Committee to speak to the RMBF's submission to the Building Act Amendment No.3 (the submission is available on the members' web site).

This Bill is the third of four bills that we expect to see to give effect to the changes that the Government has signalled it wishes to make to the Building Act 2004.

There has been a lot written by the Department of Building and Housing (DBH) on what it wants to achieve. However, we are still waiting for the details on how it intends to do it — the current Bill leaves too much detail to the future amendments for the RMBF to support it.

In fact, the submission states that the RMBF "cannot offer support for the whole of the Building Amendment Act No. 3 because critical aspects are missing from it".

The RMBF has been consistently "on message" that it supports a clarification of responsibilities and the "risk-based" consenting proposals.

It has also been equally vocal about the need to ensure other proposals, such as proportionate liability, a robust home warranty scheme and the availability of appropriate indemnity insurance for builders, are sufficiently developed and in place before the reliance on councils is wound back.

We have not seen any of this in the current Bill.

## Too much detail missing

One of the Cabinet papers on the Bill was an "Overview of the reform proposals". That paper stated that "simply reducing or streamlining ... (the current Act's requirements) ... without first providing other means of quality assurance ... would jeopardise building quality ... the timing and sequence of each part of the proposed reform package is important." We agree.

The paper proposed that amendments to Schedule 1 could be made first, and then recommended that accountability measures be put in place (including clarifying accountabilities and Code requirements), as well as new contract provisions and new legal remedies, before finally introducing stepped risk-based



consenting.

The current Bill has skipped over the contracts and legal remedies measures and gone straight for changes to the accountability regime.

The RMBF has submitted that the Building Act Review is a review of the "system" of building controls; the integration of its parts is critical to its success.

Where one of the interdependent pieces, such as the balancing of responsibilities, is implemented without the others, such as a warranty and surety scheme or proportionate liability, the goals of the Building Act review are, in our view, not likely to be achieved.

## Lack of risk management options

Another Cabinet paper looked at "Stepped Consenting" and the changes that are designed to "reinforce incentives ... for building professionals and tradespeople to take primary accountability".

The paper acknowledged that "caution has been expressed about the pace of change and the readiness of the sector to accept accountability for regulatory compliance", and that "concerns have also been raised about the cost of liability protection for builders and designers".

The RMBF has been expressing such concerns for a long time as well.

The Regulatory Impact Statement "Proposals and options for reform" (July 2010) stated that the reforms are likely to "result in building professionals and tradespeople facing greater risk overall", but that "this is efficient because they are best placed to manage the risk".

This is a naïve statement when it is recognised that

there is no risk management mechanism such as insurance currently available to builders and, as the RIS recognises, it expects that insurers and surety providers will "react cautiously" to the imposition of responsibility.

Builders will not be able to insure for the increased risk; the RIS states that "certain classes of people may be priced out of the industry".

Despite this analysis, which we believe is quite correct, and despite the DBH's assertions that it has been "talking to" the insurance sector, and despite the RMBF's continued concerns, there is still no sign of effective risk-management options for builders in the market.

The RMBF agrees with the RIS statement that "the design of warranties and any surety arrangements ... is key to ensuring the costs of the package do not outweigh the benefits", and has submitted that it is premature to make adjustments to the reliance/accountability framework until such times as the warranty/insurance framework that will support the designers/builders is in place.

Without the necessary warranty/insurance products available to them to manage the risk, many practitioners may choose to exit the industry altogether.

## The role of contract

Additions have been made to sections 3 (Purposes) and 4 (Principles) of the Act designed to promote the accountability of owners, designers, builders and building consent authorities for their roles in the designing, consenting and constructing building work.

They are said to be "not a definitive and inclusive statement" of responsibilities of the parties, but are "for guidance only".

The RMBF believes the statements in clauses 14A to F will be grist for the judicial mill when they are interpreted in the context of a civil claim — and they will, eventually.

Hence, it is important to ensure that such statements are fair and balanced, and take into account "the real world" of building and construction contracting.

The RMBF has argued for the inclusion of a statement that the accountabilities as stated should take into account the nature of the contracts between the parties, and what they have agreed between themselves about who is responsible for what.

# amendment

## Product manufacturers

The RMBF has also argued, for completeness sake, that a clause should be added about the accountability of product manufacturers.

This follows on from our submission to the Building Act Review discussion document last year that to credibly argue that there will be a rebalancing of responsibility then product manufacturers need to be there too.

With the exponential increase in the variety and complexity of building products, many of which are

modular and/or require a specialist applicator, there is little opportunity for the builder to have any control over the manufacture or application of them.

To hold the builder responsible in such circumstances is unfair.

The RMBF submitted then that for a true rebalancing of the responsibilities to deliver accountability for all involved in building work, product manufacturers also needed to be included in the Bill.

We know this has caused some concern, but we feel it

is important that all those who are a party to the building process are recognised in the legislation if a fair spreading, and articulation of, accountabilities is what the Government is truly seeking.

We have to ensure the Building Amendment Act changes, (along with the start of the LBP scheme being compulsory), and the legislative framework is right to create an environment that promotes accountability, and encourages better building and business practice so you all want to stay in this vital industry.

## Integrity — a word invented for Hank Lieshout

**T**here is one word used by everyone when they describe Henry “Hank” Lieshout — passion.

Whether they’re talking about his work in the building industry, his support of the Pukekohe football club or his huge contribution to carpentry training in New Zealand, everyone always talks about the enormous passion Hank brought to whatever he was doing.

When Hank passed away in July last year, he was still involved with a great many of the organisations he dedicated himself to over the years, and his company, Pukekohe Builders Ltd, is still going strong today under his son Michael’s management.

“Dad was a very likable and approachable guy. He had time for everyone,” Michael says.

“The huge amount of work he did earned him a lot of respect in the building industry, and also the wider community.”

As everyone he met knew, Hank was completely soccer mad. A founding member of the Pukekohe Association Football Club, over the years Hank was a respected player, coach, referee, life member and patron, and he played a major role in building the club into what it is today.

However, it is Hank’s tireless efforts in the construction industry that most people reading this will remember him for.

Hank represented and guided the Registered Master Builders Federation at a local, national and international level for almost 40 years. The mark he has left on the organisation has been huge, and there are very few people within the organisation’s ranks who haven’t been influenced by him over the decades.

For more than 10 years from 1982-92, Hank was a member of the Registered Master Builders Federation Education & Training Committee, of which four years were spent as chairman.

In this role he worked hard to improve the education and training of apprentice builders and carpenters, which has had a huge contribution to the industry.

Hank and his wife Nellie are also legendary for having attended more than 30 RMBF annual conferences in a row, and the RMBF looks forward to hosting Nellie at the 2011 event.

“He was passionate about training and improving the standards in the industry,” Michael says. “He wanted to upskill carpenters and put proper processes in place so that it would encourage and develop carpentry skill in New Zealand.”

Hank’s involvement with a range of other construction training organisations, including BCITO, UNITEC, Manukau Institute of Technology and the New Zealand Carpentry Apprenticeship Committee means his level of commitment to training is unparalleled in the industry.

Last year the Registered Master Builders Federation, BCITO and Carters renamed the Apprentice of the Year competition trophy the Hank Lieshout Trophy in honour and recognition of his unwavering dedication to training in the industry.



*Hank and Nellie Lieshout were recognised at the RMBF 2009 conference for their 30th year attendance.*

In addition to his efforts in training, Hank was instrumental in the setting up of the Registered Master Builders Site Safe programme.

Designed to give guidelines to the construction industry for health and safety on construction sites, Site Safe was overseen by Hank as the chairman of the board from 1998 until 2000, after which he continued on the board for a further four years.

“I honestly don’t know how he did it all on top of running a company, going to all the meetings and having a family. He was a pretty full-on guy, but he was always totally approachable and willing to help out,” Michael says.

Sorely missed by Nellie and their five children, Hank will always be remembered fondly for his massive contribution to the industry, and for his integrity.

Colleague Graham Coe sums it up well. “Integrity. This word was invented for people like Hank.”

# Get on and get licensed

Some members not showing any urgency towards becoming licensed

By RMBF president

Blair Cranston

**A**nother busy month has passed by and the team at the RMBF has continued to focus on a number of issues.

With the looming licensing deadline of March 2012 now only months away, we want to see our members and their key personnel get their applications in as quickly as possible.

You can be sure that there will be a last minute rush so ensure you avoid it.

We have noticed that some members and, in particular their tradespeople, are not showing urgency towards getting themselves licensed.

It is as though some people think that they are taking on additional responsibility and are averse to that.

There are others who cannot see why they should have to meet the relatively low cost of becoming a Licensed Building Practitioner.

## More professional

We all need to realise that the industry is taking a step up. We do need to become more professional. We need to accept that there are going to be some costs and qualification criteria to be met by people who want to operate in our industry.

We have always wanted an industry with some barriers to entry, an industry that does not allow an



inadequately qualified person to suddenly build a few "spec" homes in the good times and then disappear in the bad times.

We have always been responsible for our work. We always have been and always will be liable for any failures that result from our actions.

This is the way it should be, but unfortunately our industry does contain a reasonable number of people who wish to be "all care and no responsibility".

The introduction of the licensing scheme is a positive and significant step forward. It is time now for us all to step up to the mark.

Being licensed will not, in my opinion, make anyone more or less liable for his or her work. However, it will make the role of each person more transparent and make it easier to identify those responsible for particular work.

More important though, it will ensure that all restricted building work is performed by people who are appropriately trained and qualified to do that work.

This has got to be good for all concerned.

## Competitive disadvantage

So, I urge you not to sit on the fence at this time. The reality is that if you want to continue to operate professionally in our industry after March 2012, and not be at a competitive disadvantage, get on and get your applications in.

The application is simple. Do not leave it too late.

Just to finish, here are a couple more (highly relevant in terms of licensing) tips from the book titled *Don't Sweat the Small Stuff at Work*.

- Stop procrastinating. Think of how much less stress there would be in your life if you simply began your tasks a little earlier.

Once you get in the habit of starting a little earlier, a great deal of your daily stress, at least that portion that you have some degree of control over, will fade away.

- Admit that it's your choice. Stop thinking our circumstances are entirely beyond our control. Instead, take an "I'm in charge of my own life" mindset.

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Taupo: Rob McKnight 027 444 2420  
Tauranga: Lani Christensen 07 577 0628  
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Wairarapa: Angeline Colquhoun 06 378 8008

Wanganui: TBA  
Wellington: Gerald Rixon 04 381 2850  
West Coast: Jo Donaldson 021 259 6973  
Whakatane: Stacey Burns 027 330 7601

**RMBF Regional Service Team:**

Wally Walters: Auckland South, Coromandel, Gisborne 027 480 4055  
Grant Hayes: Auckland, Northland 027 285 9516  
Bob Bringans: Tauranga, Waikato, Rotorua, Whakatane, Taupo 027 496 1050

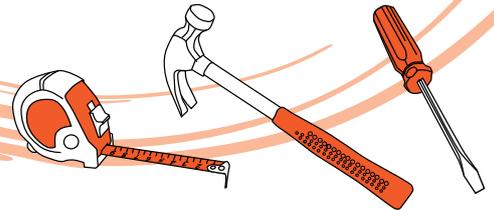
Peter Philipsen (NZ Regional Service Manager): Wellington (South, Central), North Kapiti, Waikanae, Otaki, Manawatu, Taranaki, Wanganui 027 484 6207  
Darryl Fawcett: Wellington (North), Wairarapa, Hawke's Bay, Nelson, Marlborough 027 457 4146

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# RMBF laments worst year ever

The Registered Master Builders Federation says the latest building consent figures released recently indicate that the number of new houses to be built in 2011 will most likely result in the lowest number ever recorded.

Statistics New Zealand figures show 893 new home consents were issued in April, down 14.7% from the previous month. New home building consents issued so far this year are 777 in January, 973 in February, and 1047 in March.

RMBF chief executive Warwick Quinn says that "when these figures are extrapolated for the remainder of the year we are looking at barely over 11,000 new home consents for 2011 — and with apartments included we might make 11,500".

"If these trends hold true that translates to a 25% reduction on the 2010 year."

This means that builders will continue to release skilled staff which will result in the continuing loss of capability

at the very time they need to be retained, given what New Zealand is facing over the next few years.

Mr Quinn says due to the current work shortage there is no immediate skill shortage.

However, we have an imminent medium to long term skills capability problem.

He cites the Canterbury rebuilding work, the housing shortage in Auckland and the leaky home repairs needed as known work streams, and says the economy will also eventually recover to a point where there is a general increase in construction activity.

"It is imperative the construction sector does not contract further as the industry will struggle to cope when the market eventually responds.

"We can see this large amount of work in front of us, but in the meantime we are continuing to lose skills as the work disappears."

Mr Quinn says there is spare capacity in the system at present, and liquidity pressure was building in the

Canterbury region as a result of September and February quakes.

The regions with the largest decreases were Canterbury, Waikato, Hawke's Bay and Otago.

## DBH guides released

The Department of Building and Housing has released two new guides to help assessors and designers diagnose and repair leaky homes.

*Weathertightness: Guide to the Diagnosis of Leaky Buildings* and *Weathertightness: Guide to Remediation Design* provide high-level processes and advice to ensure remediation of leaky homes is efficient and cost-effective.

Both guidance documents can be downloaded free from [www.dbh.govt.nz](http://www.dbh.govt.nz).



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# Importers commit to legally sourced timber from Indonesia

**F**rom September 1, 2011, members of the NZ Imported Tropical Timber Group (NZITTG) will only import or sell timber from Indonesia that has credible verification of legality, as a first step towards sustainability.

"This is a huge step towards achieving our goal of ensuring that all tropical timber imported into the country is sourced from sustainably managed forests," NZITTG chairman Malcolm Scott, himself a timber importer, says.

"It's also a great way to celebrate 20 years of the NZITTG," he says.

"Legality is an important part of sustainability. We have been trying to do the right thing for a long time and, now, urged on by Greenpeace NZ and others, we've taken the commitment to provide our customers with Indonesian timber that is, at a minimum, verified as being legally sourced."

This is a significant commitment from the NZITTG, whose membership is made up of the major timber importers and retailers in New Zealand, including Carters, Bunnings, ITM, Mitre 10, PlaceMakers and also Greenpeace NZ.

The timber importers account for more than 80% of the importation and sale of tropical timber products in New Zealand.

The move came about due to concerns that some of the timber imported into New Zealand is suspected to be illegally harvested, meaning that the trees are felled in violation of national laws, or that the loggers are extracting more timber than authorised or have obtained their logging concessions illegally.

Illegal logging has negative impacts on the community and the environment, and leads to the degradation or loss of natural habitats.

Kwila, a timber commonly used for decking and outdoor furniture in New Zealand, is the major species from allegedly illegal sources. The main source of kwila is Indonesia.

Imports of kwila timber in the year ending December 31, 2009, were worth \$18.3 million, with 94% of this timber coming from Indonesia.

While some of this product comes with proof of its legality, some of it does not. In recent times the major retail members of the NZITTG have been changing their procurement policies to eliminate stocking kwila without proof of its legality status.

"None of the importers and retailers in the group want to be buying and selling illegal property or stolen timber — it simply isn't good business," Mr Scott says. "By making this commitment we are putting our reputations on the line in order to do the right thing."

For more information on the NZITTG, and for a provisional list of the agreed credible verification schemes for legality, see [www.nzittg.org](http://www.nzittg.org).

Members of the New Zealand Imported Tropical Timber Group are: BBi, BBS Timbers, Bunnings, Carters, Furniture Association of NZ, Greenpeace NZ, Gunnensen, Harco, Herman Pacific, ITM, JSC Timber, Mitre 10, Moxon, PlaceMakers, Rosenfeld Kidson, Simmonds Lumber, Smith City and Timspec.

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# Workshops for builders on leaky

**B**uilders who want to get involved in leaky home repairs can now sign up for a practical one-day workshop. Starting in July, the workshops will be available in main centres around New Zealand.

Presented by a builder with more than 10 years' experience in fixing leaky houses, the Weathertight Remediation Induction Course is designed to upskill builders so they take the right steps — from the initial involvement in a remediation project through to its successful completion.

"The development of the workshop has been jointly led by industry and the Department of Building and Housing (DBH)," says David Kelly, the Department's deputy chief executive, building quality.

"We can provide training and advice, helping builders to become successfully involved in repairing leaky homes. The workshops convey essential knowledge on some of the typical building failures associated with weathertightness, and advice on how to price, plan

and manage the repair projects," Mr Kelly says.

"And because home owners will soon have access to the Government's weathertight financial assistance package, we expect to see a significant increase in the amount of remediation work available to builders," he says.

The financial assistance package, which is on track to be available in July 2011, will see the Government pay for 25% of the agreed repair costs for qualifying home owners, and participating councils will pay another 25% — if the council approved the original construction work.

"There are thousands of leaky houses in New Zealand, so we expect that their repairs will create a significant business opportunity for skilled builders over the coming years," Mr Kelly says.

"I would encourage any builder interested in this work to take the time to attend one of the courses, as the first step to becoming a specialist in weathertight remediation."

In addition to these workshops, the DBH has produced two new weathertightness guidance documents on the diagnosis of leaky buildings and remediation design to help get affected houses fixed. They are available free of charge from the DBH web site at [www.dbh.govt.nz/publications](http://www.dbh.govt.nz/publications).

The DBH is also working with the New Zealand Institute of Building Surveyors (NZIBS) to develop a training course for designers.

"The Department is strongly focused on fixing the problem of leaky homes. These workshops and the new guides, along with operating the financial assistance package and providing advice to home owners, all contribute," Mr Kelly says.

"We want to make sure home owners have access to cost-effective repairs, which are done by skilled and qualified builders, so that they can finally put this issue behind them."

For more details on the course see [www.dbh.govt.nz/lbp-approved-activities-by-registrar](http://www.dbh.govt.nz/lbp-approved-activities-by-registrar).



Department of  
Building and Housing  
*Te Tari Kaupapa Whare*

## Weathertight Remediation: Induction course for builders

**Do you want to maximise a significant business opportunity?  
The repair of leaky homes provides good work for skilled builders.**

If you are interested in taking the first steps to becoming a repair specialist, then the induction course is right for you. In this one-day workshop, you will learn about:

- Typical building failures and how to deal with them
- Considerations when pricing these complex projects
- Tips on how to set up, plan and manage the projects
- Understanding the risks and how to manage them
- How to ensure you get paid
- Health and Safety issues such as dealing with moulds and rotten timber
- Weathertight Financial Assistance Package

This course has been written by a builder for a builder.

Harry Dillon, a builder with 10 years of experience in weathertight remediation with the recladding of over 200 New Zealand homes, will lead the course. The course will include presentations from and question and answer sessions with legal experts and the Department of Building and Housing.

Courses start in July in most main centres, and places are limited. The course has been approved for 8 Licensed Building Practitioner professional development points. For course details please refer to the Department's website at:

**[www.dbh.govt.nz/lbp-approved-activities-by-registrar](http://www.dbh.govt.nz/lbp-approved-activities-by-registrar)**



New Zealand Government

# building repairs

**Course information:**

The Weathertight Remediation Induction Course for Builders is jointly organised by the Department of Building and Housing, the Registered Master Builders Federation (RMBF) and the Certified Builders Association of New Zealand (CBANZ), with input from the Department of Labour (DoL) and the Accident Compensation Corporation (ACC), along with a legal expert working in the field of weathertight remediation.

Presented by experienced builder Harry Dillon, who has successfully completed more than 200 remediation projects, the workshop will cover topics such as where your responsibilities start and finish, understanding and managing your risk, considerations when pricing these projects, health and safety issues specific to working on leaky buildings, and how to access useful resources and experts.

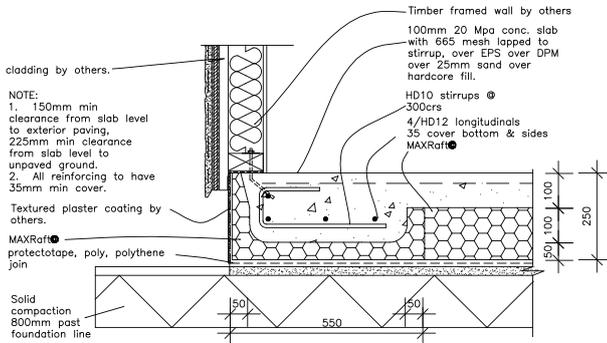
All courses run from 8am to 4pm. Lunch will be provided. Please register with Pip Sloan on 04 817 4839 or pip.sloan@dbh.govt.nz, who will then provide full venue and timing details. The registration fee is \$100 per builder. The courses are approved for Licensed Building Practitioner Continuing Professional Development (CPD) points. Eight points will be awarded for attendance at the one-day workshop.

**Course dates and locations:**

- Auckland: July 16, August 5, 6, 26, 27**
- Wellington: July 22, 23**
- Tauranga: August 12**
- Hamilton: August 13**
- Christchurch: September 3**

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# Hundreds of exhibitors line up for buildnz designex

**H**undreds of exhibitors from the industry's top companies will be present at buildnz designex which, this year, is being run in conjunction with the Registered Master Builders Federation annual conference.

The show is also endorsed by Architectural Designers NZ, Certified Builders Association, NZ Institute of Architects, BRANZ, Designers Institute, Furniture Association and Lifemark.

The building, design and construction sectors' premier event will be in full swing for three days from June 26 as thousands of industry professionals talk structural systems, hardware, tools, flooring, surface finishes, interiors, lighting, fine furnishings, textiles and much more.

Architectural Designers NZ (ADNZ) general manager Astrid Andersen says her team is really looking forward to being at buildnz designex for the first time.

"We have a large corner space and the stand reflects a lot about ADNZ, the organisation. Our stand will be set up like a kiwi bach — open, inviting and friendly," Ms Andersen says.

"Our team be able to answer any questions about ADNZ and the benefits of being

part of the organisation, and how your business can benefit by working closely with us. We will also be offering design licensing assistance for all architectural designers who want help.

"The stand will be a fun place to visit. Not only are we close to the bar, but the team will offer visitors a cup of tea and an ANZAC biscuit. Everyone's welcome."

Another exhibitor is PSP, importers and suppliers of a wide range of innovative architectural and building products.

"Our range is used by New Zealand's leading architects and designers," PSP marketing coordinator Jessica Sit says.

"We deliver new and unique products into the market that enhance the appearance of almost any interior or exterior setting. Visitors to our stand will get a sneak preview of the new products we will be launching, exclusive to PSP in New Zealand.

"One of these is Sibü, a new range of textured, rollable, self-adhesive, flexible decorative surface coatings. Sibü will allow you to add surface effects that can be cut and fitted on site, used in furniture and at point of sale.

"We will also be presenting the winners of our 2011 PSP Design Challenge. We have received a huge number of entries from designers and architects incorporating our products in innovative ways.

"Find out who will win the ultimate trip to New York. This year we have also introduced a student edition to the Design Challenge and, no doubt, we will discover who the next great designer/architect could be."

Another company looking forward to buildnz designex is Winstone Wallboards, New Zealand's largest manufacturer and supplier of gypsum plasterboard, drywall systems, associated products and services.

"We have manufactured plasterboard systems under the GIB brand since 1927," market residential manager Mark Jury says.

"This year visitors will be able to experience a simulated building site environment when visiting the GIB stand. The aim is to demonstrate how GIB products and systems contribute to quality interiors that will last, as well as highlight best practice installation to get the job done right first time.

"Members of the technical team will be at hand to answer any questions, from simple queries to highly complex technical specifications."

Flexus will be showcasing a new "bendable" concrete product from Reid Construction Systems NZ.

"The Flexus product has become extremely popular with home owners and architects, and the display will allow visitors to jump around and walk on the flooring system," marketing manager Mason Pirie says.

"The Flexus Modular Flooring system has been developed to replace particleboard flooring in timber framed construction. Flooring modules are created to achieve greater thermal, acoustic and water proofing while increasing the speed and quality of construction. You can now have a concrete mid-floor in a timber framed house."

Everyone who visits the Ford stand has the chance to win a \$46,000 Ford Ranger XLT ute, thanks to show partners Ford and Radio Hauraki.

buildnz designex 2011 will be held from June 26 to 28 at Auckland's ASB Showgrounds in Greenlane. The event is expected to attract more than 5000 trade visitors.



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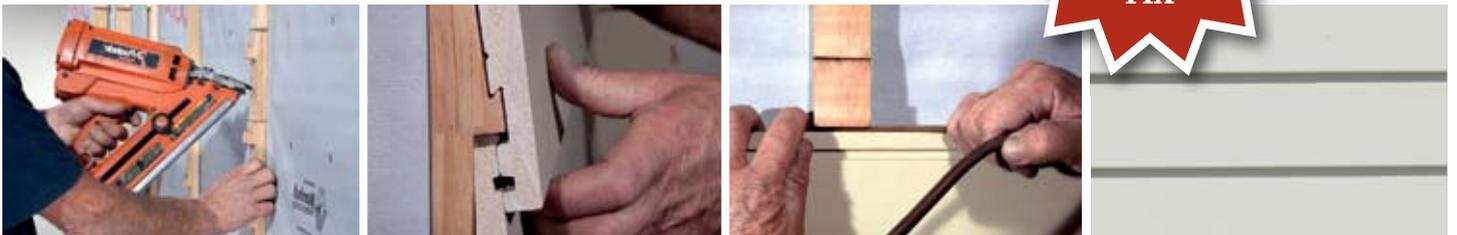
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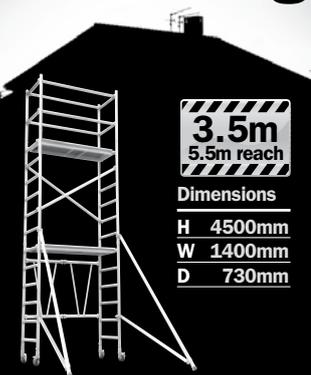
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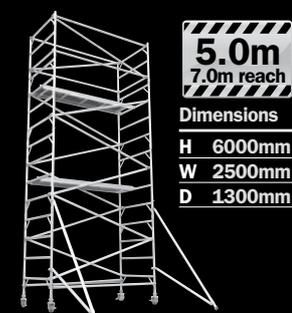
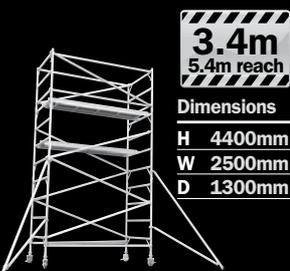


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# EQC classifies Christchurch aftershock a new event

The Earthquake Commission (EQC) is classifying the 5.5 aftershock in Christchurch on June 6 as a new event for insurance purposes.

People who have new, or worsened, damage as a result of this recent event will need to lodge a new claim with the EQC and have three months in which to lodge their claim. The deadline for claims for this event is September 6, 2011.

Meanwhile the EQC is ahead of where it expected to be with full assessments of properties damaged from the February 22 earthquake.

The EQC has completed nearly 19,000 full assessments, and means it is on track for its indicative targets for completion of full assessments.

Those properties identified with severe structural damage during the rapid assessment process will receive a full assessment by mid-July, minor structural damage by mid-September and homes with no structural damage will be seen by mid-December.

EQC chief executive Ian Simpson says with the volume of claims received and the complexities around determining, for insurance purposes, which event caused the damage, resolving claims is a time-consuming exercise.

"We at the EQC fully understand people in Christchurch want their claims resolved quickly," Mr Simpson says.

"However, the EQC must ensure payments are correct and there is a rigorous process in place, including determining the cause of damage, the event it relates to, clarifying the insurance status of the claimant and verifying all the particulars are correct, before a payment can be released," he says.

"Due to the volume of claims and the amount of money involved in settling them, we need to get things right."

EQC project managers Fletcher Construction have also completed more than 13,000 emergency repairs, and these should be completed over the next few weeks.

Mr Simpson is also calling for greater Christchurch residents to be aware of possible scams. "We are aware of people receiving phone calls from people claiming to be from the EQC and offering money in return for their claim number.

"Under no circumstances should people give their claim number over the phone in situations such as this. All EQC staff who make contact with people will be aware of the EQC claim number involved."

"Anyone who is suspicious about the behaviour of people claiming to have an association with the EQC, or of people who want to become involved in any aspect of your home's

repair, should immediately call the police," Mr Simpson says.

The EQC has already paid out nearly \$35 million on claims from February 22, and a total of \$888 million on all claims dating back to the first earthquake on September 4, 2010.

So far there have been 10 earthquake events for insurance purposes, including the original earthquake on September 4, 2010.

The EQC is one of a number of organisations working with the Canterbury Earthquake Recovery Authority (CERA) on rebuilding greater Christchurch and its surrounds, and supporting the welfare of its residents.

For more information visit [www.cera.govt.nz](http://www.cera.govt.nz).

## Company fined after contractor fall

An Auckland-based company has been fined \$55,000 after one of its contractors was seriously injured when he fell five metres from a ladder.

Waitakere Contractors Ltd, a spouting manufacturer and installer, pleaded guilty to three charges under the Health and Safety in Employment Act 1992, and was also ordered to pay reparations of \$30,000.

The Auckland District Court heard that the company hired two contractors to replace the spouting at a flat in Avondale. While measuring the side of the flat, one of the contractors lost his footing on the ladder and fell five metres to the ground.

"This contractor is lucky to be alive. He fractured his skull, broke five ribs, his nose, his left eye socket and his wrist — as well as cracking his cheek bone and suffering severe internal bruising," Department of Labour northern regional manager Claire Morris says.

"Doing this type of work from a ladder is inherently unsafe, especially when having to measure, handle and attach lengths of spouting approximately 13.5 metres long," Ms Morris says.

"The company should have supplied scaffolding or an elevated work platform to make sure the contractors could work safely.

"The company also failed to notify the Department about the accident for three days, and when inspectors arrived at the site they found it had been interfered with and all the equipment had been removed. This is totally unacceptable," Ms Morris says.



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# Further progress for Licensed

*Building Today* continues its series of articles looking at the Licensed Building Practitioners scheme which comes into effect fully in March 2012.

## This month: The launch of the new LBP online portal

The Licensed Building Practitioner (LBP) scheme gained further traction with the launch in late May of a new online portal where LPBs can record their skills maintenance activities, keep personal details current, and relicense.

Launched by Building and Construction Minister Maurice Williamson, the portal can be accessed through the Department of Building and Housing (DBH) web site at [www.dbh.govt.nz/lbp](http://www.dbh.govt.nz/lbp).

It is linked to an online LBP database allowing consumers to check if practitioners are licensed and to obtain the latest information about them.

The roll-out of the portal's functionality will occur progressively. LPBs will be sent detailed information about this, as well as a log-on code as part of the relicensing process.

The portal has already been an early hit. In the first day after its launch, 22 LPBs used it to relicense. The transition to the online process has been problem-free, with practitioners commenting they've found it easy to use, efficient and convenient.

During the phase-in period it was available only to those due to relicense by the end of June, but it will shortly be opened up for all LPBs to use.

The LBP scheme was established in November 2007 as

one of a package of changes introduced by the Building Act 2004 to improve control and encourage better overall practices in design and construction.

Mr Williamson endorses the scheme as a simple, universal and reliable way for people to recognise who they can trust to undertake construction work for them.

"LPBs are an important component of the changes which bring national consistency to the building sector, upskill the sector and make it more productive," he says.

"Licensing is important because it aims to ensure that critical design and building work is carried out by

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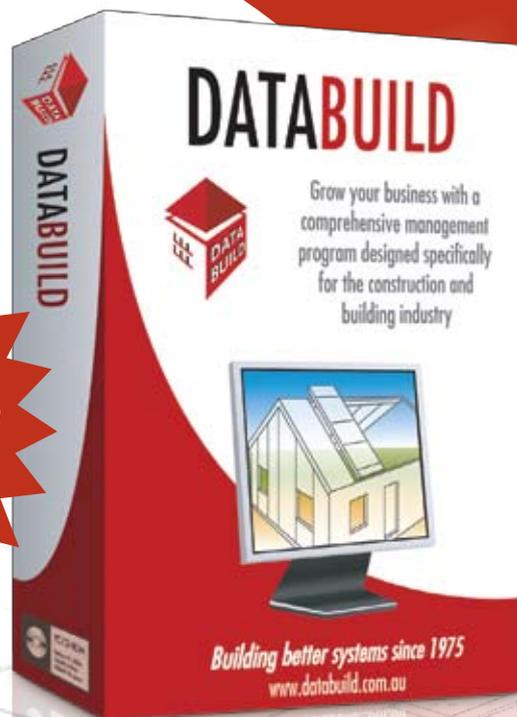
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# Building Practitioner scheme

people who have clearly demonstrated they meet a nationally licensed level of competence.

"That's the goal of this Government and the DBH — to ensure that only those who have the skills to design and build to the required level are licensed to do so.

"New Zealand begins one of the biggest rebuilding projects in its history.

"With the repair of leaky homes and the Christchurch rebuild, the need for the New Zealand public to have confidence in the building industry and in the quality of the work that home owners will receive has never been greater," Mr Williamson says.

Central to the scheme is the concept of "restricted building work" (RBW) for homes and small-to-medium-sized apartments. RBW is defined as work that is critical to the structural integrity of the building.

From March 2012, it is the Government's intention that RBW can be carried out or supervised only by an LBP

with a license for the class of work concerned.

LBPs can be licensed in more than one licence class providing they can demonstrate they are competent and meet the required standards in each class they apply for.

By the end of May more than 9400 licences had been issued — including more than 2000 in Canterbury — meaning the scheme is well on track for next March's introduction of the restricted building work concept.

Growth in LBP numbers is also progressing well in the Auckland, Hamilton, Wellington and Dunedin regions.

While sign-up rates have been slower in a number of provincial areas such as Taranaki, Nelson, Hawkes Bay, Northland and Bay of Plenty, the DBH says awareness of the scheme is growing, and continuing solid growth in LBP numbers is expected.

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# Habitat urgently needing unwanted materials

**H**abitat for Humanity Auckland is urgently seeking donations of unwanted but useable building materials in order to continue its build programme.



The organisation builds and renovates homes for families in housing need in Auckland and around the world. It achieves this through volunteer labour and generously donated goods and services.

Established in 1994, Habitat has built 84 homes in Auckland and nearly 400 across New Zealand.

Based at 8 Ormiston Road, Otara, Habitat Auckland's ReStore sells new and used goods and building materials to the public. If you have any unwanted materials such as doors, windows, skirting, beams, roof tiles or fixtures and fittings please let Habitat know.

Some materials will be used on their builds and renovations while others will be sold on to the public. All proceeds support Habitat's building programmes, and it is

also a great way of keeping unwanted materials out of landfill or clogging up your yard.

Skilled tradesmen are also able to help as and when they can on Habitat's home renovation and repair project *A Brush with Kindness*.

This project helps home owners who, through infirmity or other circumstances, cannot continue or afford to maintain their homes.

These projects are usually for the elderly and disabled, and include rewiring, fitting new bathrooms, retrofitting insulation and securing the property.

Although much of the work is completed by willing volunteers, Habitat also requires skilled tradesmen who can donate the occasional day at their convenience to complete the necessary trade work.

If you are able to support either of the above projects, please contact resource manager Conrad LaPointe on 09 271 3357, or [conradlp@habitatga.org.nz](mailto:conradlp@habitatga.org.nz).

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# Quality marks — luxury or necessity?

**D**elivering a home with a quality mark may seem like a luxury in a highly competitive industry where, for many builders, the priority is keeping client invoices low.

However, the reverse is more likely to be true at a time when the consumer market is changing, and you could potentially be delivering a tantalising cost-saver to your client — with the promise that any minimal initial costs will be far outweighed by reduced renovations and repairs down the track.

Andrew Olsen, general manager of Lifetime Design which administers the Lifemark, a quality mark delivering adaptable and accessible homes, says the initial costs of “getting it right” from the start should not be restrictive.

“Many builders that have assessed the Lifemark believe that when incorporated into the design from the outset, there is almost no increase in cost,” Mr Olsen says.

“In fact, the costs of delivering a Lifemark home should not be restrictive. The upfront cost of incorporating its features at the time of building is as little as 0% to 15% of the total build cost, a fraction of the cost of retro-fitting homes.”

So, while a key barrier to adopting a quality mark may be the challenge of justifying an “intangible” value on your invoice, the fact is that most Kiwi consumers are only too aware of the costs of not getting homes right from the start.

“Taxpayers are footing the massive bill of more than \$35 million per annum to retrofit houses so elderly and disabled people can stay in their homes.

“And with the rapid rise in the age of our population, this cost is going to increase greatly unless the building industry adopts the Lifemark,” Mr Olsen says.

Statistics now prove that the cost of retrofitting an existing house is considerably more expensive than designing with the future in mind, he says.

The value of the Lifemark is that it delivers homes for future generations, enabling older people to stay in their homes for longer while, at the same time, making living easier for all ages and abilities, from mothers with babies to occupants with temporary injuries.

The Lifemark is awarded to homes which meet 33 design features, including a level entry, and widened doors and passageways, all aimed at making the house accessible for everyone and easy to adapt as residents’ needs change over time.

Almost all of the 33 standards, when designed from scratch, add no extra cost. While items such as level entries may have small costs over and above traditional methods, even this standard when designed into original plans will be far cheaper than retro fitting in the future, Mr Olsen says.

“For instance, doors cost no more on a square metre built cost basis. So it’s a common sense approach to designing homes for the future to make them wider at the design and build stages.

“And it makes business sense when you consider that in 15 years’ time, more than 25% of our population will be over 65 years old. So a Lifemark house will be a more attractive resale option as it will cater to a wider market.”

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# Architect: 'Commercial and sustainable can go hand in hand'

**P**eddle Thorp Architects' recent success at the 2011 New Zealand Architecture Awards highlights a significant shift in thinking taking place in international commercial architecture.

The Auckland-based firm has picked up national awards in two separate categories for the refurbished office tower project at 21 Queen Street in Auckland. The highly acclaimed work has won Commercial and Sustainable Architecture Awards, which reflects the project's excellence in resolving what might be considered opposing project requirements.

Wade Jennings, the Peddle Thorp architect who led the design team, says the practice acknowledges the opportunity and responsibility it has towards improving the economic and environmental performance of existing buildings.

"We are living in interesting times. Globally, there is a growing focus on preservation of energy supply as well as reducing carbon emissions and waste." Mr Jennings says.

"This is driven as much by economics as it is by a desire to preserve the future. With proposed carbon pricing measures potentially impacting energy costs, properties that use less will have a competitive advantage over their rivals."

Economists and environmentalists are beginning to look closely at the opportunity that existing urban environments present. Retrofits and refurbishments of existing buildings have the ability to make immediate energy and carbon savings while, at the same time, reactivate financially underperforming property and enliven the city sites they occupy.

"We have seen a marked improvement in the urban environment immediately surrounding 21 Queen Street as a direct result of activating the street edges with retail, and addressing the pedestrian environment in a visually engaging way," Mr Jennings says.

This regenerative benefit can also be seen to great effect at the Britomart Precinct where Peddle Thorp has recently completed Westpac Charter House and the new East Building, providing a new home to more than 2500 city office workers. Both projects integrate existing structures in their design.

Existing buildings represent at least 95% of urban building stock, and there is a growing international movement towards improving their environmental

www.buildingtoday.co.nz



*The office tower at 21 Queen Street before (left) and after extensive refurbishment.*



performance.

"Rather than simply focus on new build projects we believe we can limit energy consumption by reusing existing structures specifically designed to restrict ongoing operational costs," Mr Jennings says.

"This approach can deliver true bottom line benefits for our clients as well as help reduce overall energy use and carbon emissions.

"This 'big picture' approach has a lot more to do with sustainability than planted walls or other 'green bling' that's often showing up in the market."

Peddle Thorp has a strong record in ESD projects dating back to Auckland's Vero Centre for Kiwi Income Property Trust.

New Zealand's largest office tower was conceived in 1994 with long-term energy efficiency as a key design driver. The resultant building set a new standard for energy efficiency in New Zealand, and won the RICS Building Energy Efficiency Award on its completion in 2001.

21 Queen Street is the latest in a series of Auckland high rise office buildings designed by Peddle Thorp that includes the Vero Centre, the Lumley Building, 151 Queen Street and the ASB tower on Wellesley Street.

Its striking facade comprises high performance double glazing which has been designed to control solar heat gain while allowing vast amounts of daylight on to the working floors.

The double glazing also contributes to the acoustic quality of the office space by cutting out the street noise of a busy part of the city.

"People are often surprised when we tell them that glass can be green," Mr Jennings says.

"Careful attention to the ratio of insulated panels to clear glazing, as well as the use of high performance low-e coatings and, in some cases, different gases in the double glazed units, can enable the rest of the building to work far more efficiently.

"The other aspect of the facade design that we look at is the amount of material that can be recycled — 100% of the aluminium and nearly 100% of the glazing materials can be easily removed, recycled and reused.

"We believe responsible design is about making single elements do many jobs in an elegant way. The facade gives the building identity — it is the thing that people see and the thing that relates the building to the rest of the city.

"People may look at the building and think it 'looks nice' but would not know that the facade has been carefully designed to insulate the building, reduce the need for air conditioning and almost halve the 'normal' amount of electrical lighting used in the building.

"In fact, we have had reports that on bright days, many occupants choose not to use the lights, which is a massive change in behaviour for office workers," he says.

# Innovative structure called for super accurate fabrication

By Roy Kane

Once the idea of developing a permanent terminal for Queens Wharf had been firmly placed on the back burner, the concept of an innovative, temporary RWC 2011 Festival Fanzone and Showcase began to gain currency.

When put out to tender it attracted a winning bid from Fabric Structure Systems Ltd (FSS), in collaboration with architects Jasmx and builder Fletcher Construction.

Jasmx's Tim Hoosen says the architects had worked with FSS before on deployable structures, and quickly re-established their creative partnership.

"We were thinking of Aotearoa, the Maori New Zealand, land of the long white cloud, and began to design an amorphous roof, conceived as an opaque fabric membrane that would softly touch the wharf, curving, shifting and lifting in places to reveal clear transparency underneath," Mr Hoosen says.

Trying to keep it simple to engineer and fabricate, FSS pursued the possibility of taking identical truss shapes and rotating them about the central axis.

However, when Red Steel of Napier was awarded the fabrication sub-contract, chief detailer Hugh Paterson quickly figured out that, far from having an easy ride with repetitive identical shop drawings, his Tekla software



was showing a 3-D model in which all the connection plates were on three different angles.

"The cleats are the connection points for the struts and various other members. Because of the three different angles, all of the 2-D fabrication drawings would be slightly different and more complex," Mr Paterson says.

"By the end of April, less than two months after starting, I had produced more than 1000 individual drawings, with some 400 of them assembly drawings — an awful lot of drawing for this size of building."

The Cloud is almost 180m long, 11m high, has

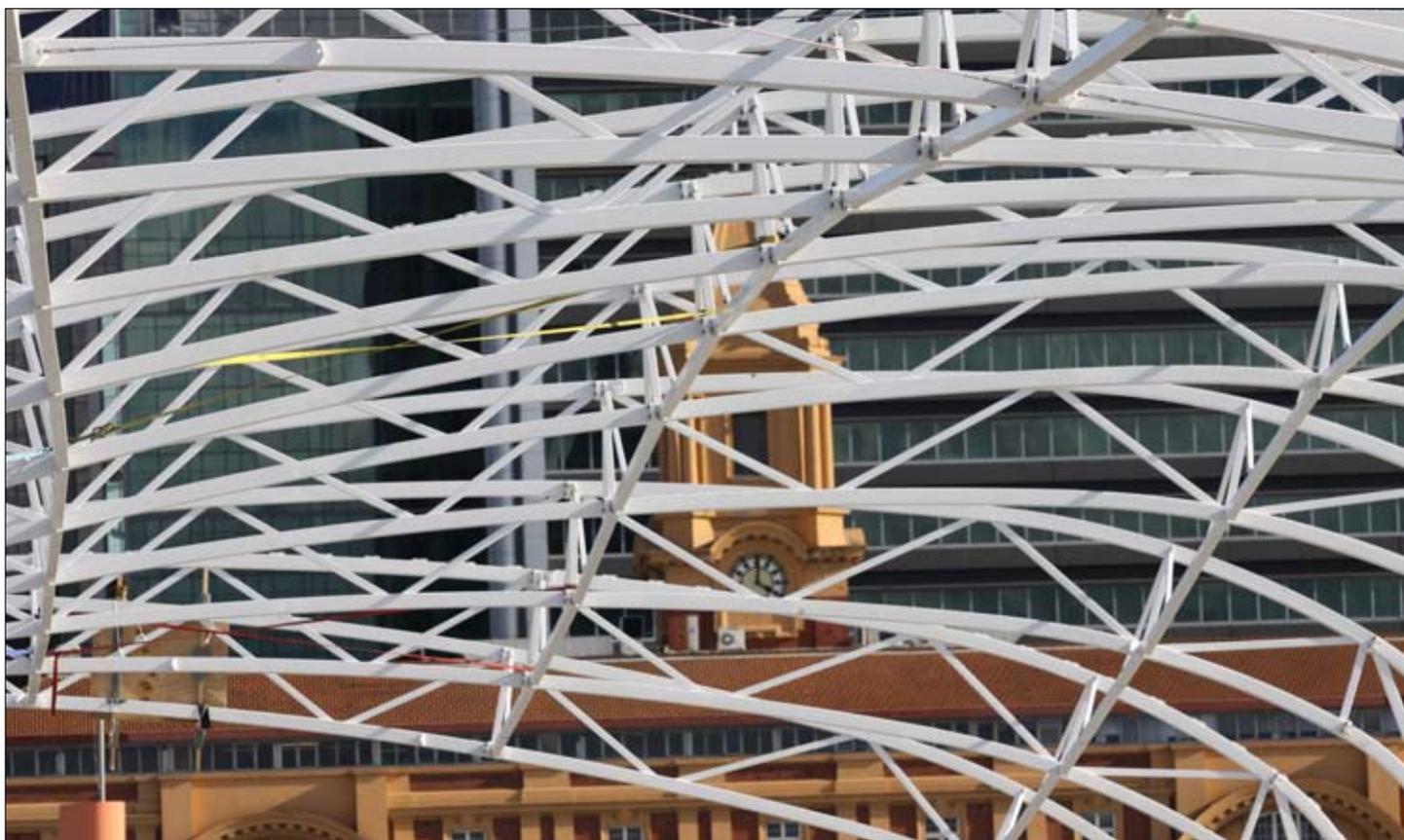
33 main frame trusses, and can accommodate 6000 people. The feet of the trusses have a 21.9m spread, and are bolted to the wharf with ground anchors. The trusses are positioned along two straight grid lines at intervals of 5.75m. There are only two symmetrical frames on grid 13 and 29.

Each frame comprises two 250 x 150mm Rectangular Hollow Section columns, connected to a curved truss fabricated from 150mm Square Hollow Section chords with 100mm webbing.

*Continued page 26*

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The undulations are achieved by making one column leg longer and its opposite leg shorter, progressively along the grids. All of the RHS members are fully sealed to prevent moisture penetration, and they are protected with Interthane 990.

Red Steel used truss jigs to speed up the fabrication of the trusses while maintaining accuracy, but the complexities of the connections required intensive detailing and constant communication with Wade Design Engineers Pty Ltd, whose consulting engineer Steve Rode-Bramanis is based in Brisbane.

Mr Paterson found him "very open to problem solving the connection details. We used Skype so that Steve could view our 3-D model and, in real time, I could show him what things would look like as we talked".

The plan for The Cloud was to construct a mezzanine floor at the northern seaward end, to be used by VIPs and the media during the Rugby World Cup. There was a pause in the erection programme while the design was modified to create more legs, thereby reducing the weight per leg impacting the wharf at the mezzanine end of the building.

The cladding consists of two materials —



A cloudy sky provides a suitable backdrop to the construction taking place on Queens Wharf.



Beside Shed 10, The Cloud is clad in PVC and will have transparent walls of ETFE.



Red Steel detailer Hugh Paterson, at work on a 3-D model, used Skype to problem solve with a colleague based in Brisbane.

6000 sq m of polyvinyl chloride (PVC) and 1250 sq m of ethylene tetrafluoroethylene (ETFE) for the see-through walls.

Used at the Beijing Olympics for the Aquatics Centre, ETFE is inflammable, 95% transparent, weighs only 1% the weight of glass and is extremely tough.

Red Steel managing director Bob Hawley is particularly pleased with his company's performance on this project.

"It called for total accuracy, which the Tekla software and our skilled team of fabricators enabled us to achieve. But there were more than 3000 laser-cut cleats of 80 x 30 x 10mm mild steel. Each one had to be drilled for two bolts and then welded by hand. In all, there were literally thousands of welds but no on-site corrections."



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# BCITO takes action on skills shortage

Part three of a three-part series which investigates the looming construction industry skills shortage, what is driving it, and what key stakeholders — including the BCITO — are doing to ensure there will be enough workers for tomorrow.

## Are you ready to grow?

Building demand is set to rise substantially.

If you want to be in a position to profit and grow over the next few years, then you'll need to have enough qualified people.

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*Building and Construction Apprenticeships*

**E**arly indications suggest that the construction industry needs more than double the number of workers currently employed in the industry to meet demand over the next five years.

Firms that do not start training now for their future labour needs could miss out on their opportunity to grow when things take off.

The BCITO believes quality apprentices will become harder to find soon, so don't count on being able to take on someone new when it suits.

For starters, the BCITO communications team is working hard to inform all builders and employers within the industry of the massive amount of building required over the next five years.

This demand for building will be driven by much more than just post-earthquake re-building in Canterbury. It also includes leaky building remediation work, pent-up demand from the recession, and easier access to home loans for Kiwis.

The BCITO's calculations show that with these factors combined, more than \$70 billion needs to be spent on construction in the short-to-medium term.

The BCITO is also involved in various national initiatives to boost the number of people in training to help ease the effects of a skills shortage.

BCITO chief executive Ruma Karaitiana heads up the national Skills Strategy Working Group, which aims to develop a strategy to build a flexible, safe and skilled workforce able to adapt quickly to new technologies and processes, and contribute to an increase in productivity in the industry by 2020.

The BCITO is also working to collaborate with polytechnics and other ITOs to deliver a big-picture strategy for the future growth of the industry.

The BCITO is continually looking for ways to make it easier for employers to train more apprentices. For example, a payment plan has been introduced so that training costs can be spread out over time and not paid up front.

Also, BCITO training advisors now manage all apprentice assessment, so employers don't have to be bogged down with paperwork.

If you employ within the construction industry, it is up to you to start training the next generation now. The industry's future depends on it.

To enquire about putting on an apprentice, contact the BCITO today on 0800 422 486.

# New Zealand Parliament's home

Dr Kerry Rodgers ruminates upon an unfinished job



**T**he central building of the parliamentary complex is Parliament House. Our original Parliament — a mainly wooden building — was destroyed by The Great Fire of 1907.

For the while the MPs made do in cramped quarters in the aging government building across Bowen Street.

The Government of the day was in no hurry to spend money on new accommodation, and it was not until February 1911 that Prime Minister Joseph Ward announced a competition for a replacement design.

Thirty-seven submissions were put in front of the judge, Colonel Vernon, former government architect for New South Wales. The winner was government architect John Campbell, who also secured fourth place with a second entry. The final neo-classical design is an amalgamation of both his schemes.

Importantly, the building was deliberately designed to display New Zealand materials. Coromandel Granite provides the base course on the outside and Takaka Marble the facing. Other local stones feature in public areas inside, with polished native timbers used throughout.

Construction was intended to occupy two stages. First would come the central core to house both chambers of our then bicameral parliament. The second would see construction of an extension, primarily to replace the existing library.

Yet again, New Zealand followed its traditional path with concerns being expressed over costs. Finally, Prime Minister William Massey gave the nod for construction to begin in 1914 for a reduced Stage 1, with most of the ornamentation and proposed roof domes dumped.

And then World War I broke out, with issues of labour and materials slowing progress such that it took until 1917 for the upper floor of Stage I to be completed.

Despite the remainder of this phase of building being unfinished, MPs were fed up with their inadequate quarters and insisted on moving into the part-built structure. They did so in 1918.

**Never to be built**

It was four more years before construction finally ceased. The second stage of the left wing was never to be built. Even so, it wasn't until 1995 that the building was officially inaugurated. Queen Elizabeth II did the job.

Today, Parliament House contains the debating chamber, Maori Affairs committee room — Maui Tikitiki-a-Taranga, Matangireia — the former Maori Affairs committee room, The Pacific Room, galleria, legislative council chamber, the Speaker's office, and committee rooms.

The chamber is the heart of Parliament House. It is where the House of Representatives sits to conduct parliamentary business.

It has a raised roof above galleries that circle the debating floor below, and is dressed with rimu timbers, thick green carpets and green leather seats, along with backlit stained glass panels.

It is complemented by the legislative council chamber where New Zealand's Upper House met until abolished in 1951.

Matangireia was dedicated to the Maori Affairs Committee when Parliament House was completed in 1922. It was supplanted by Maui Tikitiki-a-Taranga in 1995, the largest of the select committee rooms.

The galleria is a primary thoroughfare through Parliament House. It is four storeys high, 30 metres long, and five metres wide.

On the other side of the building is a similar walkway containing a large conservatory filled with native New Zealand ferns.

And then there is the 27 metre-long Grand Hall on the first floor of Parliament House. This was restored during the 1992-1995 makeover. It has impressive arched stained glass windows and stained glass ceiling domes designed so that their lighting enhances the room's decor.

© K.A. Rodgers 2009



*Our never-finished Parliament House. The entrance was intended to be capped with a significant cupola with a dome grace on the right wing. A matching wing and dome was planned to run to the left where The Beehive now stands.*

*Image modified from Wikipedia Commons*

# The importance of the Code Compliance Certificate

Tim Bates of Auckland law firm Legal Vision examines a recent High Court decision in *Campbell & Campbell v Auckland City Council*, and considers the significance of the issuing of a Code Compliance Certificate by the council, and what potential liability flows where this is wrongly issued by the council.



This proceeding concerned a leaky home that was bought by Mr and Mrs Campbell in March 1999. The claim brought against the council was for the negligent issuing of a Code Compliance Certificate (CCC).

The issuing of the consent and all relevant inspections, including the final inspection, had been carried out more than 10 years before the proceedings had been brought by the Campbells.

So the sole basis that they could allege negligence

against the council was on the basis of the negligent issue of a CCC.

This hearing was an interlocutory one only, and arose out of the council bringing a summary judgment. The council argued among other matters that:

- the concept of general or community reliance does not apply to certificates, and
- the Campbells cannot argue specific reliance upon the Certificate and, therefore, its issue is not causative of any loss.

The onus was upon the council to show that the Campbells could not succeed in any action pleaded as it was a summary judgment application by it.

## Community reliance on certificates

On this argument, the court ruled that the effect of a CCC is that it is certification on behalf of the council that all its obligations have been fulfilled. It held that it is an assurance of performance. It confirms that it has occurred.

At paragraph 11, Associate Judge Christiansen states:

"If it is the council's contention that the Certificate is a somewhat formal document to confirm that only previous inspections and consents have been done/given, then I think that submission is wrong. It is certification, it gives certainty, that a territorial authority's obligations have throughout been attended to. Its existence is important to those who rely upon it. It is a document by which council's obligations in connection with the actions certified, can be judged."

The court ruled that the Campbells were entitled to rely on the council, and where a CCC had been issued negligently, the Campbells were entitled to the losses suffered in respect of that negligent act.

## Was the CCC causative of any loss?

The council argued that the Campbells were committed to purchasing the property before the CCC was issued, thus no loss had flowed from the issue of the CCC as they suffered loss on the date the sale went unconditional.

Further, they argued that the obligation to supply a CCC prior to purchase was not a condition precedent to the sale proceeding.

This submission was quickly dismissed by the court. Prior to the settlement proceeding, the Campbells had received an assurance from the council that a CCC would be issued in respect of the house.

There was in existence a Certificate Memorandum recording that the property had passed a final inspection on March 30, 1999.

Associate Judge Christiansen also considered that the supply of the CCC was a condition of the finance, and

the sale was, in turn, conditional on finance being approved.

So in effect, the sale was conditional on this CCC being issued, and the Campbells, together with the bank, had the assurance this would be issued, by way of a representation by a council officer, together with a Certificate Memorandum stating that the house had passed its final inspection.

The court ruled that the Campbells were entitled to rely on the council, and where a CCC had been issued negligently, the Campbells were entitled to the losses suffered in respect of that negligent act.

In conclusion, the court ruled that there was, in fact, on the evidence, an arguable claim against the council, based upon the negligent issue of the CCC. The summary judgment application was dismissed.

This case importantly states that a CCC is not just a certification of the council work that has gone before it, and where it has been negligently issued, the council will attract liability.

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