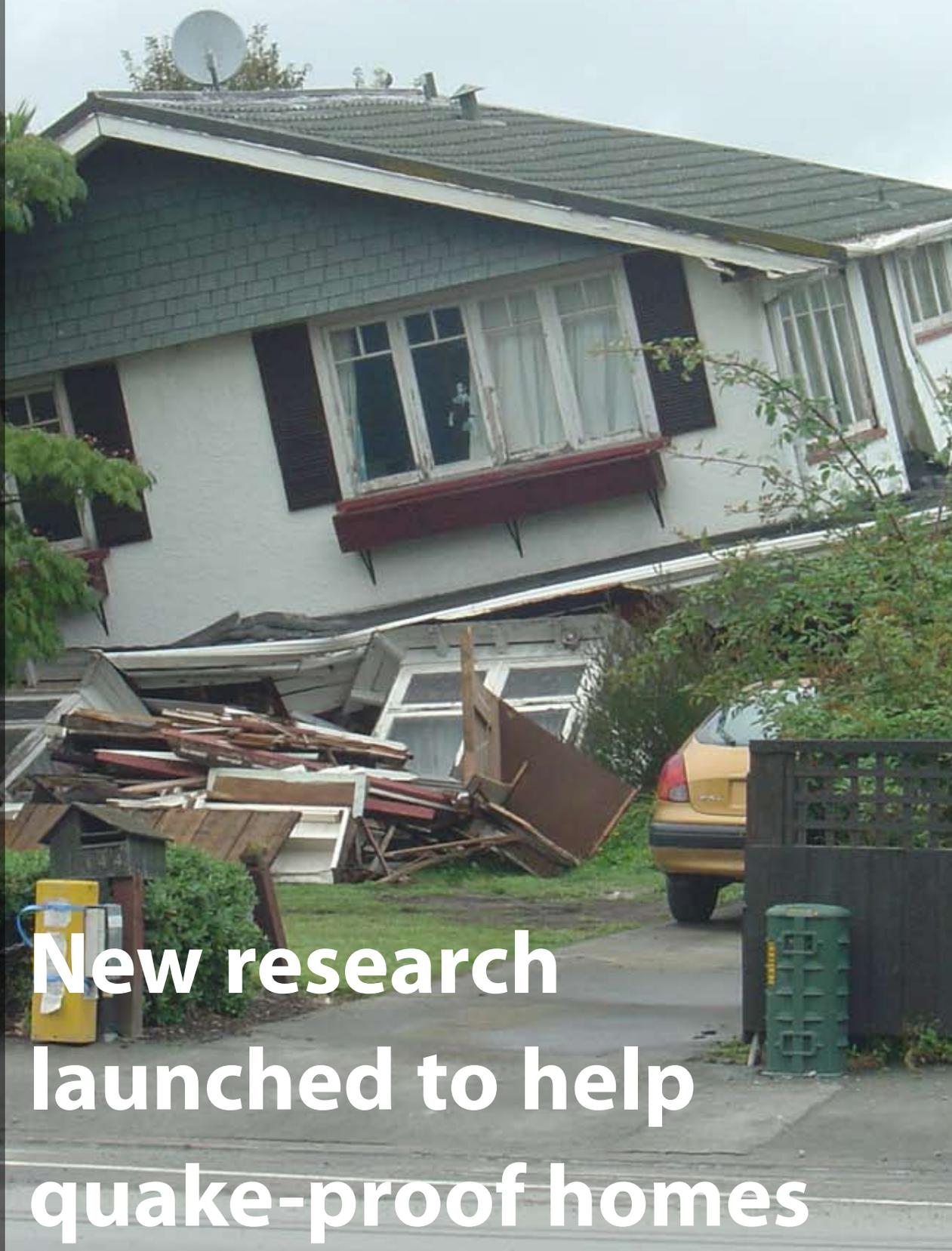




building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION



**New research
launched to help
quake-proof homes**



FREE TECHNICAL TRAINING FOR YOU AND YOUR TEAM.

At Winstone Wallboards, our friendly technical team is dedicated to providing you with the highest possible technical backup. Our team has a wide and varying range of knowledge & experience in many aspects of the building industry. Each year they conduct over 500 free training sessions throughout New Zealand. Furthermore, the GIB® technical helpline is covered five days a week during business hours.

Avoid time-consuming and expensive call-backs. Contact the GIB® Helpline today on **0800 100 442** or visit gib.co.nz/training to book a training session for you and your team.

LOOK  **BEYOND
THE SURFACE®**



inside this issue

RMBA News 4-8

Moving forward with an eye on the past; Succession planning

Industry News 10-16

New research launched to quake-proof homes; Housing unaffordability catastrophic

Products 18

Plasterboard now BRANZ appraised; Ceiling tiles; Home automation system

BCITO News 20

Getting the right people

Back in Time 21

Find out what made the headlines way back when . . .

Steel 22-25

Mountain View School in Mangere, Auckland

Columnists 27-30

DIY porn; Changing business attitudes; Worcester's Hive; Contributory negligence

Building Consents 31

Monthly building consents by region

"A new year, a new dawn" — just some poetic line from a song that made some guy rich.

But it has a ring of truth about it for some people returning to work after the holiday break, according to *Building Today* business columnist Terry Sage.

He says for others, the return is more like "here we go again" — and they seem content with getting on with the same old same old.

How did you approach the forthcoming year on your return from the recent festive break? Is your new year going to herald a new dawn? Or will it be just more of the same in your neck of the woods?

All the signs are that this is going to be a monumental year for the New Zealand construction industry, and Terry has some pearls of wisdom to help you create a positive outlook in the coming months.

We also outline some options available in acquiring the right staff for the impending industry upturn. See page 20 for that story.

Andrew Darlington
Editor

cover story 10



New research launched to quake-proof homes

Publisher:

Taurean Publications Ltd
P O Box 35 343,
Browns Bay, Auckland 0753

Editor/Advertising Manager:

Andrew Darlington
Ph: 09 478 4888 **Mob:** 021 90 11 56
E-mail: andrew@buildingtoday.co.nz

BUILDING TODAY is the official magazine of the Registered Master Builders' Association of New Zealand. Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of RMBF members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBF and members are not liable for any statements made in Building Today unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.
1-year subscription: \$57.50 (GST incl.)

ISSN 1171-0225 (Print) ISSN 1171-1264 (Online)

chief's chat

by ceo warwick quinn

Moving forward with an eye on the past



The Registered Master Builders Federation is now the Registered Master Builders Association of New Zealand Inc.

This means we are flat out getting our house in order and getting new systems and processes in place so we can focus on delivering outstanding services and benefits going forward.

It will take a wee while for things to settle but, rest assured, we are on our way in that regard.

As mentioned last month, 2013 ended on a high. The Reserve Bank agreed with us and exempted new homes from the LVR policy. I hope those of you who were affected have managed to resurrect at least some of those prospects but, if not, I trust enquiries have returned and you are back doing business.

While things are looking up on the residential front we are certainly not out of the woods yet. We all know that the period post-Christmas is exceptionally difficult on cash flow with all the overheads and tax bills due, while work (and thus cash flow) has been restricted with the holiday period.

It is not uncommon for some to struggle in the first quarter of a New Year and, indeed, we have seen a couple of companies fall over recently.

Looking back on 2013 makes interesting reading. New

Zealand ended up issuing 21,300 new residential building consents, including apartments. This is about 5% more than we had predicted but not all regions performed consistently.

The growth was driven out of Canterbury and Auckland — no surprises there (we have been forecasting that for years) — with increases on 2012 of 43% and 38% respectively.

These two regions now make up 56.7% of all building activity, and we expect that to increase in 2014.

So, all good the pundits are saying, but the regions, while better in most areas, are still finding things a bit tough. Four regions actually went backwards over the second half of the year, issuing fewer consents in the last six months of the year than the first six months.

Average building cost analysis is interesting. Now there is no such thing as a typical home. Every property is different, and obtaining a comparison of cost between regions, particularly when apartments are included, is nigh on impossible. So treat these figures with some caution.

But \$6.477 billion of new dwellings and apartments consents were issued last year. That's an average of \$304,000 (incl GST) per consent. There is very little difference between most of the regions (16 of them)

where prices range 5% for most, and all but two fall within 10% of the \$304,000 average.

The variance is explained by the make-up of what is being built in each region — for example, more apartments, architectural homes, house size and so on that influence the final regional price.

This is completely expected, given labour rates and materials costs are relatively consistent around the country. It costs virtually the same to build a house in Remuera or Night Caps.

However, cost and value are two different things. The market value of these properties varies widely, obviously impacted by land prices and the value of existing homes in the area.

Cost of materials investigation

So what's your point I hear you ask? Well, there is a whole body of work being done by the Government investigating the cost of materials — whether we pay 30% more than in Aussie, whether builder's rebates should be disclosed, the influence of monopolies etc — all in an effort to make new homes cheaper to build and, thus, provide more affordable housing.

We agree. We want to make sure materials are as competitive as they can be, and remove unnecessary barriers that increase cost. But if we could magically wave a wand and materials are suddenly 30% cheaper, do you think for one minute house prices would come down? Not on your life.

All that would happen is you would make more profit because the price of a new home would sell for its market price. We would see more spec building, less commissioned work and higher land prices as people realise the profit to be made.

In order for the 30% savings to have an influence on general market prices, we would have to build an awful lot more houses and flood the market — an awful lot more. Won't happen, not under current conditions.

So, we say focus on the areas where real gains and savings can be made, because if we increase supply, remove time and regulatory costs and build a lot more houses then the price of existing homes will stabilise.

And once that happens the cost of new homes, and especially land, will have to fit into that new paradigm.

Succession Planning — who's going to take over when you're not there?

By RMBA president
David Fabish

One question I am commonly asked by our business owner members is "How do I form a succession plan for my business?"

This is a global issue as baby boomers face the end of their working lives and start to think about retirement, and about what will happen to their businesses which, in many cases, they have spent decades building up.

Small and medium size business owners in particular have a lot on their plate, and often succession planning slips rapidly down the to-do list. Planning for succession can be a difficult and challenging task and, in most cases, takes a couple of years to work out.

However, it's never too early to plan an exit strategy from your business.

When a business owner retires, becomes incapacitated or passes away it's often necessary to shut down an otherwise healthy business.

Similarly, those left behind can inherit a healthy business, which is forced into bankruptcy because of a lack of management capacity.

Business closures cause massive disruption to staff, clients, training, subcontractors and suppliers. A typical reason for a business not being able to continue trading or to be sold is that the business owner "is" the business, and it's not able to function without them.

Putting in place a business succession plan will give



you control over how the future unfolds for you, your new stakeholder(s) and your business when the time comes to retire.

There are plenty of web sites to offer direction, but your accountant and lawyer should be the best advisers — the accountant for the financials, tax etc, and your lawyer to help figure out the big picture of what you want for your life.

A succession plan should define exactly who will take over the business, when they do this and how they will do it. It should also address a variety of financial, legal, operational and tax strategies.

Each plan will be highly personal and depend on the owner's objectives, family situation, financial position and a host of other considerations.

For family-run businesses there can be additional pressure and emotional factors at play, making it all the more important to draw up a formal, strategic plan.



A succession plan should define exactly who will take over the business, when they do this and how they will do it. It should also address a variety of financial, legal, operational and tax strategies.



**Registered Master Builders Association
Conference 5-7 June 2014
Wairakei Resort, Taupo**

Game On!

Join your fellow Registered Master Builders and industry leaders at one of the year's most anticipated events.

Register now at www.masterbuilder.org.nz



Twist of fate a triumph for Nelson builder

Russell Campbell of Inhaus Developments, winner of the James Hardie New Homes \$450,000 – \$600,000 award at the Registered Master Builders 2013 House of the Year, was over the moon to add a third House of the Year category win to his collection.

Inhaus Developments is aiming for five category wins to secure a House of the Year Platinum Award, so this was a welcome surprise.

Mr Campbell says it was pure chance that this project landed in his hands.

"This job came about because we built our own holiday home in the same area. The people who were to become our clients liked our house, so came to our beach and walked up our track to find out who built and designed it," he says.

"To a degree, we're becoming renowned for holiday homes. We have a knack for creating a holiday home that blends in with the environment — they don't scream out and make a statement.

"The materials we used reflected the casual, relaxed feel of a bach, and they were very sympathetic to the Split Apple Rock location. That made this build pretty special."

Mr Campbell says there is no feeling like winning an award, and any builder should get involved and put their best foot forward.

"For the company, winning awards year after year is proof of the high-quality work we are doing. The wins are reflecting in our workload too, in terms of the enquiries we are receiving and the type of work we are getting," he says.

"For me personally, it is just a wonderful sense of achievement."

The judges called it a charming home that has been well designed to suit the sloping site.

"The beautifully crafted timber interior living spaces provide a warm feel, combined with wrap-around decking on three sides, which all combine into a seamless flow, maximising views and making best use of a limited footprint," they said.

"Coupled with the excellent workmanship and attention to detail by the builder, this property sits perfectly in its environment — a getaway destination the owners can be proud of and enjoy for many years to come."

Mr Campbell says the company has a very strong workload ahead of them.

"At present we're working on a holiday home in Little Kaiteri, and we're finishing off another holiday home too. Following that we've got a couple



From left: James Hardie sales and marketing general manager Justin Burgess, Russell and Tanya Campbell.



This Inhaus Developments entry won the James Hardie New Homes \$450,000 – \$600,000 award at the Registered Master Builders 2013 House of the Year.

of commercial buildings we're developing for our own use. It's all go!"

The Awards are made possible through the support of PlaceMakers, James Hardie, GIB, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

Challenging renovation results in a win for Todd Grey Builders

Todd Grey of Todd Grey Builders was “excited, happy and relieved” when his name was read out as the winner of the ITM Renovation Award \$250,000 - \$500,000 at the Registered Master Builders 2013 House of the Year.

Mr Grey says he was completely taken aback when he was announced as the winner.

“I knew the house we entered was amazing, but because you don’t see the competitors’ houses you just don’t know how you measure up. You never really know what you’re up against,” he says.

“Once it sunk in, pride was definitely the emotion that took over. I was so excited for my team — it’s a huge achievement and we all really deserved this win. It’s great recognition for all of us, and an indicator of the high quality job we do.”

Mr Grey says there was a spate of challenges involved in this renovation, which made his win all the more rewarding.

“One of the main challenges we faced was literally working around the client. They lived in the home throughout the entire renovation,” he says.

“Meeting expectations was a bit of a challenge too. The architect provided our client with a 3D artist impression of what the home should look like, so they had a clear vision of what they were expecting. The stakes were high.”

The judges called the renovation an impressive transformation of a 1990s home that could leave you thinking it’s brand new.

“The combination of the horizontal lines of white painted rusticated cedar weatherboards and contrasting black vertical shiplap cedar weatherboards set the tone for this beautifully



This Todd Grey Builders entry won the ITM Renovation Award \$250,000 - \$500,000 at the Registered Master Builders 2013 House of the Year.

revived property,” they said.

“Seamlessly linked indoor and outdoor living blended with a tasteful, neutral but contrasting colour palate, and featuring a dramatic curved staircase this is a very well designed and executed home.

“It offers distinct spaces for privacy while also providing a large open plan modern kitchen, dining and living area for family time and entertaining. This is a stunning display of building skill, creating a magnificent home by the sea.”

Mr Grey says there is a number of business advantages involved in taking part and succeeding in House of the Year.

“Winning a title at House of the Year is so beneficial for showing future clients what you can do. I think it’s very likely to bring in new business for us.



From left: ITM general manager Paul Taylor, Todd and Susan Grey, and Raewyn Hulse (home owner).

“I’d definitely recommend entering the competition to any builder. Knowing where you stand in the industry is crucial, and the recognition that comes with a win is invaluable.”

The Awards are made possible through the support of PlaceMakers, James Hardie, GIB, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

Upper South Island apprentice a worthy third-place winner

Andrew Higgins was rapt to have taken out third place in the Registered Master Builders Carters 2013 Apprentice of the Year.

The 23-year-old from Nelson, who took out first place in the Upper South Island Region last August, says it was a tense moment before the national winners were announced in Auckland in October.

"I was pretty proud when my name was read out, but probably more relieved. There's a lot of pressure when you're sitting there waiting for the placegetters to be announced," he says.

"During the national competition the judges give no indication as to where anyone stands, so until the winners are announced you just have no idea. It's anyone's game."

The nine national finalists were put through their paces over two days of the national competition, each undergoing a 45-minute interview with the judging panel, followed by the practical judging component in front of friends, family and the public at The Cloud on Auckland's waterfront.

After wanting to be a builder for as long as he could remember, Andrew took up a pre-trade course at NMIT before starting an apprenticeship with Dusty Builders in Nelson.

"I entered Apprentice of the Year because I wanted to prove to myself that I have what it takes to be among the best in the country — I wanted to use it as a benchmark," he says.

"I saw a colleague of mine take out the Upper South Island Region a couple of years ago, and the

recognition he got from peers, employers and potential employers was further encouragement to enter. The prizes aren't bad either — not having to buy tools was a definite plus!"

The judges said Andrew was a pleasure to interview, and he demonstrated a strong building skillset.

"Andrew was professional in his interview, and had an interesting project — a cedar-clad house, which he talked knowledgeably and keenly about," they said.

"His attention to detail and accuracy in his practical work was excellent, and that showed through in the level of his workmanship during the practical judging."

Andrew says Apprentice of the Year was a valuable learning experience, and he thinks all apprentices should get involved and take advantage of it.

"What I found particularly valuable in competing in Apprentice of the Year was meeting so many different people — judges and apprentices alike. General pointers and comments from people in all stages of their building career taught me a lot about what to expect and different building experiences," he says.

"You learn a lot about the interview process and you build on general building knowledge. You're put under



From left: Carters chief executive Paul Bull, Registered Master Builders Carters 2013 Apprentice of the Year third placegetter Andrew Higgins, and Registered Master Builders Association chief executive Warwick Quinn.

a lot of pressure during the practical component, and in that kind of situation I think you learn a lot about yourself as a builder.

"I would tell any apprentice thinking of entering the competition to do it — don't even hesitate. If you don't win then you don't win, but you'll come away a better builder. Take advantage of it."

The Apprentice of the Year competition is made possible thanks to principal sponsor Carters, the Registered Master Builders Association, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsor the Ministry of Business, Innovation and Employment (MBIE).

• **Entries for the Registered Master Builders Carters 2014 Apprentice of the Year competition open on Tuesday, April 1.**

QUALITY WITHOUT COMPROMISE

Looking for a site saw that'll last? **We've found you one!**

Made in Germany!



From Germany, Avola are the market leaders in circular building site saws, with over 50 years experience.

Avola's TZV is a **solid, dependable** and **portable** saw that will give you years of quality service.

- Adjustable cross and rip fences, hinged
- Strong, torsion-resistant frame, completely galvanised
- Blade rise, fall and tilt
- 315mm blade with 90mm cutting depth
- Options include a table extension giving 1200mm rip capacity, and wheelkit



Jacks - trusted by tradesmen for over 65 years Call 0800 522 577 www.jacks.co.nz



Tough like us.

Made for New Zealand.
 The weatherboard that weathers well.

Scyon[®] Linea[®] Weatherboard

Scyon[®] Linea[®] Weatherboard is a 16mm thick bevel back weatherboard with deep shadow lines. Pre-primed and easy to install, Scyon[®] Linea[®] Weatherboard is the weatherboard that weathers well.



Advanced Material



Made In Nz



Certified & Tested



Sustainable



Technical Support



Fire Resistant



Rot Resistant



Damage Resistant



Easy To Cut



Gun-Nailable

Advanced Material

Made from an advanced lightweight cement composite with heavy duty performance, Scyon[®] Linea[®] Weatherboard is resistant to damage from fire, moisture and rot¹. It is also easy to cut and gun-nailable.

The designer says



The 16mm thick profile creates consistent deep shadows. The 3 widths available and the range of corner finishing provide design flexibility to achieve different looks. James Hardie provides me with a great online technical & design resource via ACCEL.co.nz. It gives me the confidence to design with the range of Scyon products.

The builder says



The 4.2m long boards are bevel back to sit flush with the stud. The enhanced durability and stability means less callbacks, saving time & money. The product is backed by great customer service & technical support to ensure I complete the project on time. It is a product that I trust to build with.



¹ When installed and maintained correctly and to the extent set out in James Hardie's published literature current at the time of installation. © 2013 James Hardie New Zealand. [™] and [®] denote a trademark or registered mark owned by James Hardie Technology Limited.

Research launched to help homes better withstand earthquakes

Findings show homes with variations in the stiffness of the bracing systems performed poorly

A key research project to help improve the resilience of the types of homes that performed poorly in the Christchurch earthquakes has been launched.

Engineering experts from BRANZ, with research support from EQC, will use computer modelling to assess the impact of simulated seismic action on modern homes with more complex configurations.

The research has been prompted by findings that less complex homes in Christchurch performed better in the quakes than those built beyond the limits of New Zealand Standard 3604.

Variation in the stiffness of the bracing systems in a house is a common occurrence in such homes, especially hillside houses or older houses, which have been altered to make them more open plan.

The experts will examine how the bracing systems of different stiffness interact during a seismic event.

BRANZ and EQC expect the learnings from the research will be used to develop new guidelines for houses built outside the scope of NZS 3604 in order to mitigate the potential damage in earthquake events.

Project leader Angela Liu, a member of the BRANZ team which inspected residential properties for damage in Christchurch, said one common phenomenon observed during the Canterbury earthquake sequence was the damage at the junctions where bracing systems changed, or where the layout of the building changed.

"We found that many older buildings, pre-NZS 3604

Standard light timber framed houses with small windows and smaller rooms, had performed better than many modern buildings with complex seismic resisting systems," Ms Liu says.

"The team observed more severe earthquake damage in homes which often had a mixture of different seismic resisting systems, either because of the presence of bigger rooms at one end of the dwelling or larger windows included on one side for a better view.

"According to the current regulations, seismic design of buildings mainly focuses on preserving life and our residential houses performed very well in this regard, as observed in the Canterbury earthquake sequence.

"Builders and designers are guided by the prescriptive standard, NZ 3604 Timber Framed Buildings, unless architectural and structural designers are employed. Bracing elements as per NZS 3604: 2011 are often sheathed timber walls."

Ms Liu says nowadays many people want bigger spacing between bracing lines so they can have bigger rooms or windows and, quite commonly, the spacing of bracing lines becomes too large to comply with NZS 3604.

"The designer will bring in an engineer to design just that part of the house and often the engineer will design a specific bracing system, which is almost definitely not sheathed light timber walls as introduced in NZS 3604.

"Or an owner may want to take out supporting walls in an older house to make larger rooms or an open plan living area, and the engineer may, for instance,

recommend installing a steel portal to brace that wider space.

"Currently, it appears there is often a mismatch between the mixed stiffness bracing elements, resulting in some parts of the house moving more than others in an earthquake.

"We repeatedly found that cracking had appeared at the points where the stiffer and the more flexible bracing met. We also found that the more flexible bracing associated with the desire to take advantage of the view resulted in significant cladding and window damage to the extent that the dwelling was uninhabitable."

The team also observed cracking in extensions, at the junctions between pre-1978 suspended timber piles and modern concrete slab floors, and noted similar problems with houses which had been built on different levels down hillsides.

"We are aiming to find better ways to improve the performance of these more complex houses," Ms Liu says.

"We will be looking at what the action is in individual areas, and the computer model will allow us to adapt the bracing elements to ensure all the elements of bracing work together.

"That will enable us to provide guidance around areas where engineers need to pay more attention in future designs in order to mitigate problems associated with the potential differences in stiffness between the specifically designed bracing elements and NZ 3604 bracing elements."

SurePave
THE HEAVYWEIGHT IN PERMEABLE PAVING

- ✓ Stabilises grass & gravel
- ✓ Improves drainage
- ✓ Reduces dust
- ✓ No more potholes
- ✓ 2 panels per m²
- ✓ Easy to lay



Stabilises grass and gravel



Stabilises paths and driveways



SurePave surfaces are free draining, eliminating potholes and ponding



Strong enough to handle heavy, turning traffic

SUREPAVE.CO.NZ

CIRTEX
GAIN MORE GROUND

KNAUF



A FRESH LOOK FOR KIWI HOMES

Knauf gives you greater choice



Knauf Plasterboard is now available in New Zealand giving you greater choice for construction materials.



Knauf's BRANZ Appraised Bracing Calculator and Manual, is a simple way of accurately calculating the bracing requirements for timber-framed homes.

Visit knaufplasterboard.co.nz to download

Members of:



PRODUCTSPEC

0800 884 326
knaufplasterboard.co.nz

Be
FireWise
with Resene



Make sure you're choosing the right paint system for areas that need fire protection.

Resene has a wide range of quality paint systems that meet the fire standards. View the range of approved systems online at:

www.resene.co.nz/fire

Resene

the paint the professionals use

0800 RESENE (737 363)

RMBA says 2013 ended on a high

The latest residential building consent figures released recently confirmed the growth that occurred in November 2013 carried on in December 2013.

The 2013 year ended with 21,300 new homes and apartments consented, up 26% on 2012 levels.

Statistics New Zealand figures showed 2035 new home and apartment consents were issued for December 2013, the second highest month in 2013 behind November (2267).

This was bolstered by continued strong growth in Canterbury where 581 consents were issued and Auckland with 704 consents.

RMBA chief executive Warwick Quinn says that the overall result is certainly a positive one, and shows the rebuild in Canterbury is underway and the response to the housing shortages in Auckland are starting to gain momentum.

Mr Quinn says the national growth continues to be driven by Canterbury and Auckland with 57% of all new home activity.

"The sector has continued to expand throughout 2013 with the greatest growth in Auckland (up 38%) and Canterbury (up 43%)," Mr Quinn says. "The last quarter of 2013 saw construction activity pick up markedly in Christchurch City which has been lagging behind the other regions in Canterbury."

Mr Quinn says it is interesting to analyse construction costs. He says the average construction cost is \$304,000 nationally, with most areas within 5% of that amount — eg Auckland \$311,000, Canterbury \$313,000 and Wellington \$289,000.

He says this is quite understandable given labour rates and material costs are relatively on par across the country. However, the market value of the properties can vary considerably based on location and land cost, and the market value of existing homes.

Mr Quinn says he expects continued growth in 2014 and for the Reserve Bank to up the official cash rate which will have a detrimental impact on construction.

But it will be interesting to see whether the pent up demand in Auckland is strong enough to withstand mortgage increases through 2014.

Housing unaffordability catastrophic

A new survey suggesting New Zealand's houses are more unaffordable than those in London or Los Angeles reiterates the need for urgent attention from central and local governments, according to the Property Council of New Zealand.

The Demographia International Housing Affordability survey is a timely reminder that Auckland's Unitary Plan needs to encourage and facilitate development as a direct means of addressing the housing crisis.

The Plan as it stands, has a number of rules which act as a dampener to development, and make it difficult. These include blanket heritage protections and other overlays.

The council says it is perfectly acceptable for the Unitary Plan to contain a mix of restrictions and protections, and it must strike a balance between the

two. We have a responsibility to protect our heritage, but we must also encourage development to address our housing problem. Auckland's Unitary Plan does not strike a proper balance in its current state.

The Unitary Plan's rules requiring developers to provide affordable housing inevitably lead to more risky and costly projects which puts developers off. The Plan also fails to clarify whether Auckland Council has up-zoned sufficiently to enable dense development as the Plan envisages.

Property Council chief executive Connal Townsend says until development is actively encouraged in New Zealand, housing unaffordability will become an intergenerational calamity.

"If the Plan does not adequately permit and encourage development, housing supply will not increase to the desired extent. New Zealand must address its issue of housing unaffordability," Mr Townsend says.



**BUILDING
YOUR
BUSINESS**



At Mitre 10 you'll find the right people, the right products and all the tools you need to help your business grow. Visit mitre10.co.nz/trade

**MITRE 10
TRADE**

NTEGRA

LIGHTWEIGHT CONCRETE SYSTEMS



- 
Aquapel infused lightweight concrete flooring
- 
 super hydrophobic, with steel mesh reinforcing
- 
 waterproof when cut
- 
 easy handling, cost effective
- 
 all weather installation

Resene 
Construction Systems

www.reseneconstruction.co.nz
 0800 50 70 40

ROCCOTE

psi
 PLASTER SYSTEMS

FPS
 .CO.NZ
 FUTURE-PROOF BUILDING

news

PlaceMakers bigger and better in Whangarei

PlaceMakers opened the doors on a newly built store in Whangarei recently after moving from Walton Street to a 6000 sq m site at 18 Kioreroa Road.

The new store was built by local building company Kerr Construction, and has been designed with the customer and the environment in mind. It includes:

- An expansive and easy access drive-through area,
- A larger showroom with room to display the latest in building solutions,
- Sustainable building practices, meaning a reduced carbon footprint,
- A comprehensive range — more than 4500 product lines in-store, and PlaceMakers' special orders service enabling an almost limitless choice of product, and
- A core trade range that the store pledges will never run out of stock.

The drive through (now 40% bigger than before) will substantially benefit the trade, whilst the larger showroom will display an updated, trade-focused product range, specialist plastering centre and the latest Peter Hay kitchen displays.

PlaceMakers is committed to the environment and sustainable building practices. The new purpose-built store will utilise green building initiatives, such as daylight harvesting, next generation energy efficient lighting and water saving systems all designed to minimise PlaceMakers' carbon footprint.

PlaceMakers acting general manager of operations Mike Lockyer says every new store will be built to a standard that is energy efficient and in line with sustainable building practices.

"We know that delivering in full and on time is key to a successful project for our customers. We are committed to making sure that these core trade lines are always in stock — we will be measuring our success in this area and we will get this right because it's a priority," Mr Lockyer says.

As well as the move to more up-to-date facilities, the new era of PlaceMakers Whangarei takes shape with a new local operator at the helm.

Casey Stuart has returned home to Whangarei from Auckland after 13 years away, 10 of those gathering valuable experience as a regional manager for a national plumbing brand.

"It's great to be back and I'm excited. The PlaceMakers Whangarei team is all about putting our customers first. We want to deliver maximum value and outstanding customer service to them each and every day," Mr Stuart says

"Before we began the build on this store we surveyed a substantial number of our customers for feedback. We wanted to know their preferences and what makes a great building merchant. We've listened, we've learnt, we've implemented.

"The end goal is to ensure that, ultimately, nobody is easier to do business with than PlaceMakers."

PlaceMakers Whangarei serves an area from Ruakaka and Waipu, out west to Dargaville and Ruawai and as far north as Kawakawa.



PlaceMakers Whangarei operator Casey Stuart.

The revolutionary one system solution providing roof edge protection and a working platform which adapts to suit the job requirement.

INTAKS

Hangs Tough



NZ DESIGN
100%
NZ MADE



1. Intaks Installation



2. Truss Erection



3. Prep For Fascia



4. Fascia Install



5. Roof Started



6. Soffits



7. Windows Installed

**Safe site
efficiency
is our
business.**

07 577 6469 | info@intaks.co.nz | www.intaks.co.nz



PLUMBING WORLD, YOUR TEAM IN BLACK.

At Plumbing World, we don't just dress in black because it looks good.

We're a cooperative; a team of kiwi plumbers who work together to get you the best deals on top-quality products.

Visit Plumbing World today to find out more about our fantastic products and services – and to see our team in action.



plumbingworld

bathrooms, laundries, kitchens and gas...
it's what we know

Branches Nationwide
Freephone 0800 800 686

Plumbing World is
part of the NZPM
Cooperative

FPS
FUTURE-PROOF BUILDING



news

Hirepool gets good Kiwi blokes on board



Popular TV personalities Pete and Andy Walker star in Hirepool's new television commercials.

Popular TV personalities Pete and Andy Walker have climbed on board the Hirepool wagon.

They're the stars of the company's new 30 second television commercial which went to air early in February.

"Pete and Andy are good Kiwi blokes and, with their easy going attitude and keen senses of humour, make an ideal fit for New Zealand's leading equipment hire company," Hirepool's sales and marketing executive director Mark Powell says.

The ad, which comes in 15 and 30 second versions, was made by Auckland-based Brand Assist and directed by Hugh Walsh, with Lassoo Media & PR handling media placement.

Brand Assist's Wayne Gillies says Pete and Andy were great to work with.

"Considering it's their first ad, they were a dream — very professional and so quick to learn the script. And, no, they didn't demand wokachockachinos while on set."

The Bulls-based brothers enjoyed making the ad, even though it meant they had to wear make-up. "Pete loves it," jokes Andy. "He won't sign the contract unless there is make-up."

"Except lip gloss. That's the line," retorts Pete, who goes on to praise Gillies. "This is his brainchild, he's the architect behind all of this, and he saw the opportunity and put us together and thought we could make something awesome out of it. So it's all credit to him."

And the brothers have a business suggestion for Hirepool going forward. "I've always loved flying," Pete says, "but the helicopter dream is sort of on the backburner at the moment.

"It's still something I would really like to do but it just costs so much money — unless Hirepool gets some helicopters on board."

Hint, hint, Hirepool.

The commercial will be on air for three months.

A photograph of a brown leather toolbox filled with various tools including a red-handled hammer, a red-handled screwdriver, a chisel, and a pry bar. A Z Card is tucked into the toolbox. The background is a wooden surface.

**Z Card, the one tool
you'll use every day.**



Having the right tool for the right job makes everything easier. And having a Z Card can make managing your business's fuel costs a whole lot easier too. Not only can you keep track of expenses online, you'll get discounts at Z service stations and truck stops and the ability to earn Fly Buys, or Airpoints Dollars if you prefer. With nearly 300 service stations and truck stops across the country, we're never far away. Get in touch today to find out what a handy tool like Z Card can do for your business.

Go to z.co.nz/ZCard to apply online and find out how Z Card can work for your business.

Z standard credit criteria and terms and conditions apply.

 **CARD**
Fuel your business your way

Plasterboard now BRANZ appraised

New Zealand's construction industry now has a BRANZ-appraised choice when it comes to plasterboard, with Knauf receiving the organisation's approval.

One of the leading innovators and largest manufacturers of plasterboard and associated products in the world, Knauf has been awarded BRANZ Appraisals for its Wet Area Systems and Bracing Systems.

Specifically for the New Zealand construction industry, Knauf has developed a user-friendly and industry-leading bracing calculator as part of the BRANZ Bracing System Appraisal process.

The Knauf Bracing Calculator is available to the New Zealand construction industry free of charge from its web site at www.knaufplasterboard.co.nz.

"Since our BRANZ Bracing System Appraisal was issued, feedback from the market has been incredibly positive and humbling," according to New Zealand Knauf plasterboard sales manager John Russ.

"It has really validated all our hard work to date," he says. "The level of interest and enquiry from the market is growing every day at a rate we are simply thrilled about," Mr Russ says.

"The high level of interest shows the New Zealand building industry is most definitely interested in doing things differently, and looking to global innovators and manufacturers for inspiration and materials if it gets the client a better result," he says.

The future is now!

Once considered a luxury of the rich and famous, a home automation system has arrived in New Zealand that is affordable, energy efficient and can be installed in any home.

Fibaro is already available in more than 50 countries around the world, and it takes home comfort and control to a new level.

Imagine it — you've just finished work and you're about to drive home. Fibaro recognises you are arriving at home by tracking your mobile's GPS.

Your heating goes on, the oven turns on and the blinds are closed. As you draw nearer, the lights ease on gradually throughout the house and your home is now ready for your arrival.

It is a revolutionary home automation system that is changing the way everyday people think, feel and interact with their homes. With affordable pricing, a smart, safe and energy efficient home is now within reach of New Zealand home owners.

It provides the power to control your house and everything in it from your mobile devices or computer. Checking the security of your house to watering the garden, home automation gives you complete control and peace of mind.



The Fibaro home automation system provides the power to control your house and everything in it from mobile devices or computer.

Installation causes minimal disruption, and unlike other systems it doesn't require metres of cabling. There will be no holes in the walls, and you won't even be able to see its tiny wireless components.

It can be fitted to any existing home and, in most cases, takes as little as one day. Fibaro saves money on power, gas and water consumption, and helps avoid unnecessary energy loss — for example, heating a room with an open window.

It prevents the air conditioning and the heating systems from working simultaneously, and it doesn't light the garden on a sunny day or water it when it's raining.

InsulPro launches lightweight, printable, acoustic ceiling tiles

New Zealand polyester insulation manufacturer, InsulPro, has launched new acoustic ceiling tiles for the commercial construction sector that are lightweight, affordable and printable.

Lightweight

Made in New Zealand using 100% polyester fibres, the new Novahush acoustic ceiling tiles weigh just 1.1kg (1600 gsm) — up to 50% lighter than traditional mineral fibre tiles, with associated benefits of easy installation and lighter seismic loading within

suspended ceiling grids.

The safety issue of ceiling tiles dislodging was highlighted in New Zealand's recent seismic activity.

Acoustic performance

The tiles have a high noise reduction coefficient (NRC) of 0.8, making them particularly suitable for offices, schools, call centres and public places.

The new tiles can be used in combination with other InsulPro acoustic products, including Novahush insulation blanket, bafflestack, panel absorber and duct liners to enhance a building's acoustic

performance.

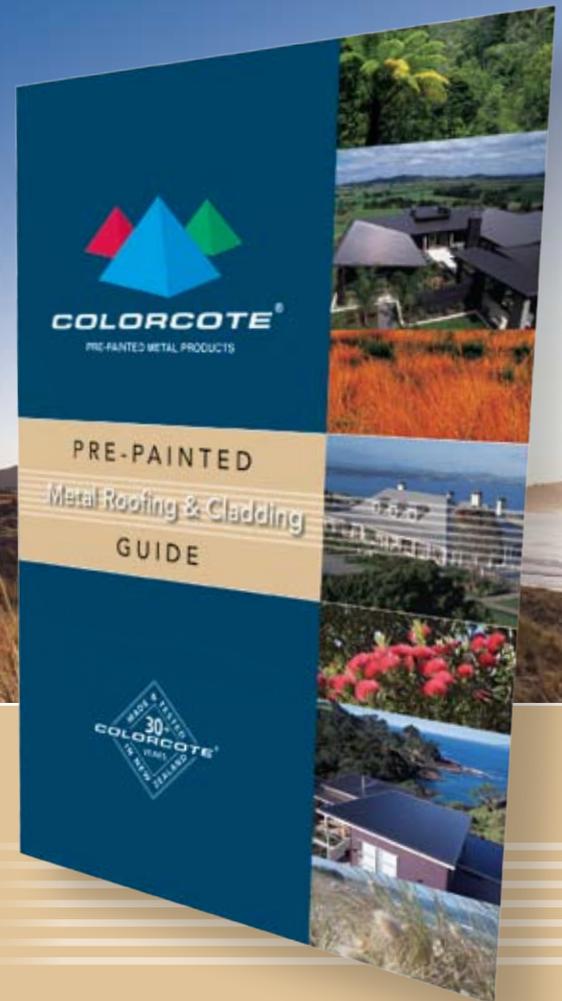
Ready to install

The standard Novahush acoustic ceiling tile surface is a pre-printed, grey speckled design, measures 1195 x 595 x 18mm, and is packaged in boxes of 10 tiles.

Customised print

The tile has a printable face which allows it to be printed with any design. The print flexibility ranges from full colour photography to simple graphics and corporate logos. It's only bounded by your imagination.

Free advice on roofing and cladding for New Zealand homes



The ColorCote® Metal Roofing & Cladding Guide gives you helpful advice and design tips on colours, using the correct materials for your home, important information on mistakes to avoid and how to save thousands of dollars over the lifespan of your roof or wall cladding.

Your roof is usually the largest feature of your home and its design, finish and colour can make a big difference to the overall look. That's why we've produced the new ColorCote® Metal Roofing & Cladding Guide - to ensure each of our customers gets the correct product system for their building environment and gets the best value for money in regard to performance and lifecycle costs.

We'll show you how to make the most of the design flexibility offered by ColorCote® pre-painted steel or aluminium systems - how they can be roll-formed or pressed into a range of profiles and can be adapted to almost any design or construction concept... how it has the strength to span wide spaces with simple support systems and can be bent or curved to make the most of innovative designs and ColorCote's range of more than 80 colours.

For your free ColorCote® Metal Roofing & Cladding Guide visit our website:

www.colorcote.co.nz

Or contact your local ColorCote® pre-painted metal roofing and cladding supplier.



www.colorcote.co.nz

Grow your business: Getting the right people

As the New Zealand construction industry gains momentum, many builders are looking to the future, and expanding their teams. There's already a skills shortage, and cracks are starting to appear in areas of higher demand, namely Auckland and Christchurch.

So how do you, as an employer, ensure you get the right people to grow your business?

For some, work is already starting to build up, and the decision to hire a new apprentice is becoming more appealing. But a lot may have changed since you last put on an apprentice, or you may never have had one before. So where do you start?

You can start by calling the BCITO on 0800 422 486. It offers a dedicated job-matching service which puts young aspiring tradespeople in contact with employers.

When you call, a team member will discuss your staff requirements (such as

experience, and whether or not they need their own tools) to come up with a profile of who you're looking for.

The team member then searches the BCITO's database to see if anyone matches. If they can, they'll contact the job seeker and get them to contact you directly. It is then up to you, the employer, to interview the candidate and decide whether he or she is suitable for the job.

However, you need to consider that in many areas most apprentices with on-site experience have already been snapped up. As the industry gets busier, the reality is that employers will have no choice but to hire people with less experience. The upshot of this is that you get your apprentice to do things the way you want them done — with no bad habits to break!

The BCITO will, of course, continue to market the industry to youth to ensure the best people are available.

There is also a host of things you can do to ensure you get job applications. Here are some options worth considering:

Personal connections

Many will do this anyway, but it's worth mentioning. The chances are you know someone who knows someone who needs a job. Once you have someone on site, the BCITO can send out a training advisor to set up formal training.

Online advertising

Recent BCITO research has shown that about 90% of its apprentices use the internet every day. So if you're going to advertise, make sure you do it online. seek.co.nz is the most popular site in New Zealand, but trademe.co.nz is catching up with its recently-launched jobs section. These days, most HR people say you need to advertise on both web sites to cover all bases.

Traditional advertising

This is becoming less popular, and certainly doesn't get you in front of a national audience. However, it can still be effective in regional areas, targeting local people.

Unconventional methods

Here's where the power of social media can work for you. Tweet your job, or put it on Facebook. If you don't know how, ask your kids, nieces or nephews!

You can also post on the wall of the BCITO Facebook page — just search BCITO on Facebook. This costs nothing and you will be amazed at how many responses you will get.

Bear in mind that getting a job application is one thing, but finding the right apprentice is a different matter altogether.



**I reckon I was a good builder.
But I wasn't qualified...**

If you are in a similar position to Peter, you may be eligible for the BCITO's Experience Recognition Process. To become a **qualified professional**, call the BCITO on 0800 422 486 to discuss your circumstances.

0800 422 486



back in time^{o o o}

BT's Back in Time

Welcome to Back in Time, where we delve into our magazine archives and discover what was making news way back when . . .

20 years ago:

▪ The low priority given by territorial authorities (TAs) to issuing code compliance certificates under the Building Act prompted the NZMBF to seek an urgent meeting with the Minister of Internal Affairs to see if the process could be accelerated.

The Act does not specify a time in which a TA must either issue a certificate or explain why one will not be issued.

NZMBF chief executive Trevor Allsebrook says the time many TAs take to issue certificates — sometimes up to six weeks — seriously delays final payments for housing work.

15 years ago:

▪ A “cowboy” builder caught out by a potential client when pretending to be a Registered Master Builder (RMB) rides off into the sunset, guns blazing, in the new television commercial being produced for the RMBF.

The commercial focuses on the importance of members of the public verifying that their builder is an RMB.

RMBF chief executive Trevor Allsebrook says market research shows numerous builders who are not RMBs claim they are, thereby indicating their ability to provide the Master Build Services five-year guarantee on all residential building work.

10 years ago:

▪ The largest museum redevelopment in the Southern Hemisphere began with a 9000 sq m copper and glass infill building to increase the Auckland Museum's space by a staggering 60%.

New facilities in the \$53.2 million project included state-of-the-art visitor amenities, a new education centre, international-standard exhibition halls, a theatre, events centre and a 204-vehicle underground car park.

5 years ago:

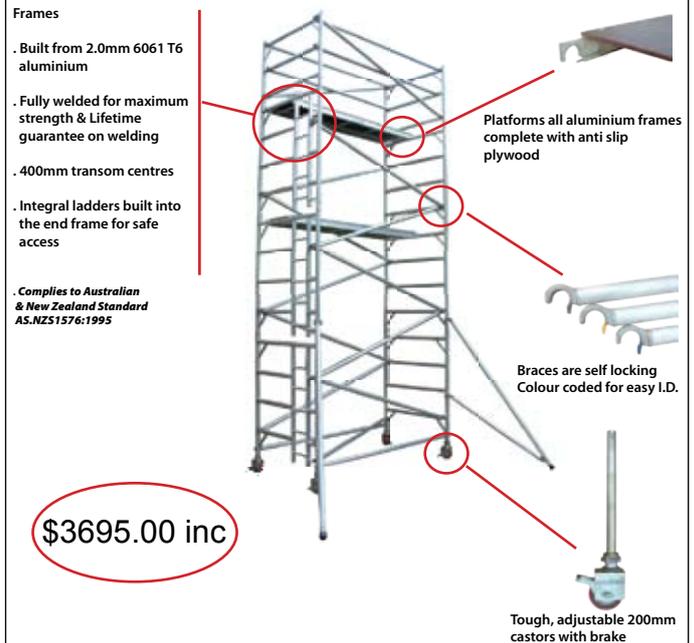
▪ The construction sector was facing a “nosedive into deepening malaise” unless something more was done to kick-start it.

Goldman Sachs JBWere analyst Shamubeel Eaquab warned of the downturn after building consent figures showed the number of residential housing consents hit new lows in November 2008.

He said data suggested there would be a major decline in construction activity in the first half of the year, with much of the weakness in the housing sector.

MOBILE SCAFFOLD TOWER AJJA 5000 SERIES

New Zealand's Most Affordable 5.0mtr Scaffold Tower.



Ph 0800 360 009

Window Control Systems

A division of Eden Group Ltd



D+H Ventline Dual Window Drives

D+H

Smoke & Heat Ventilation
Facade & Skylight Control
Controlled Natural Ventilation
Interfacing with BMS

Showroom: 489 Rosebank Rd, Avondale, Auckland

www.windowcontrols.co.nz

PO Box 108171, Symonds St, Auckland
Phone 0800 2 Control Fax 09 638 8588
e-mail: info@edengroupltd.co.nz

The vision of Mountain View School

By Roy Kane

Mountain View School in Mangere, Auckland, is engaged in roll growth that includes additional school buildings that have a unique steel structure.

The Ministry of Education considers this to be a landmark project in which the exciting design focuses on ways to improve the delivery of the curriculum, school organisation and management functions, while highlighting the significance of Mangere Mountain to the school and its community.

Principal Sue McLachlan QSO says the project is called Silasila, "which means to aspire to great heights and far-reaching accomplishments, and let no obstacles get in the way of overcoming challenges to achieve visionary goals.

"The new teaching/learning spaces move away from the rectangular boxes of traditional classrooms. Multiple sloping walls and nine differently shaped environments reflect the individuality of the children and teachers, and celebrate diversity," Ms McLachlan says.

Archimedia associate director Aimee Lee says the firm of architects took inspiration from Mangere Mountain "and from the principal's concept of the learning landscape.

"This volcanic cone's proximity and importance is reflected in the design of the new buildings — three giant boulder shapes are linked by two atriums that provide viewshafts of the mountain. The shapes are powerful reminders of the boulders emitted during volcanic eruptions and have inclined wall surfaces," Ms Lee says.

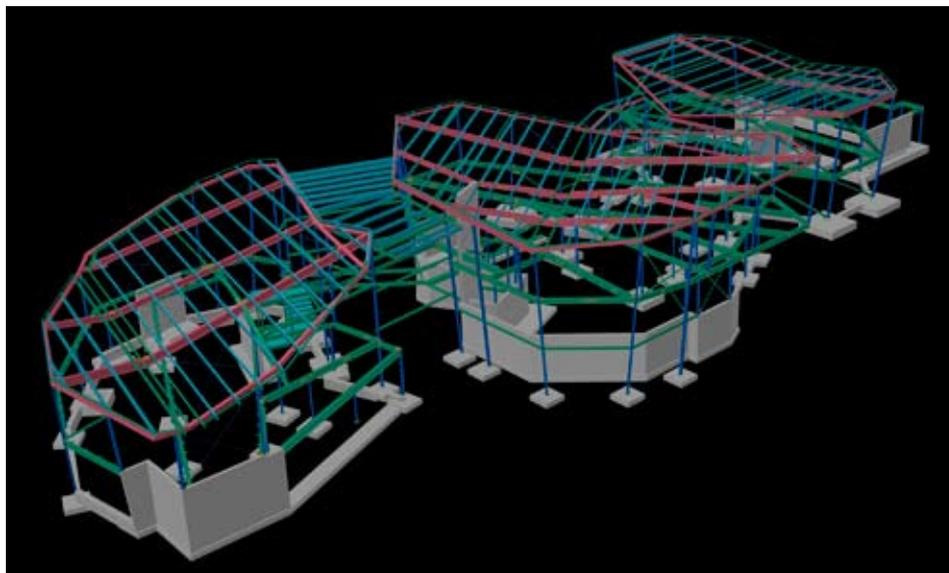
"The outward-leaning walls are a reminder to question everything that you might otherwise take for granted. We also undertook a Master Planning process, analysing the whole site and applying urban design principles to ensure cohesiveness."

The consulting engineers were BCD Group of Hamilton, led by director Blair Currie. The original concept was to use timber for the angled columns, but when the tolerances could not be easily met by timber, the project was re-designed in fabricated structural steel.

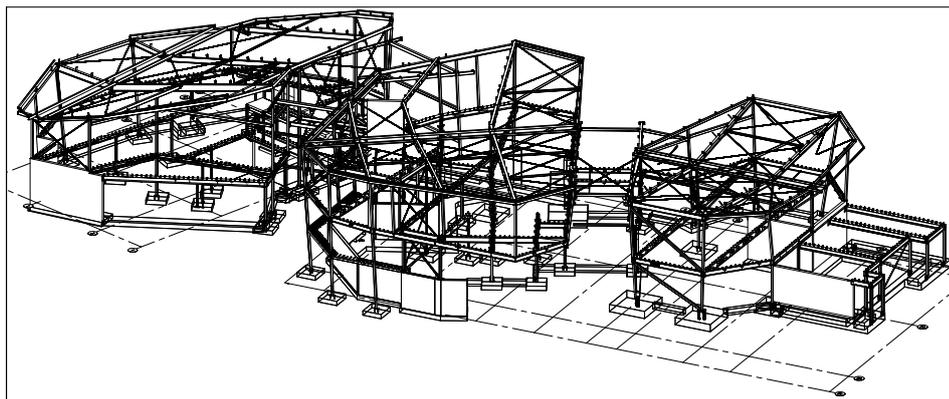
www.buildingtoday.co.nz



An aerial view of the school at bottom right, showing the proximity of Mangere Mountain.



A 3-D model of the boulder-like forms which the builders dubbed (from left to right) Boulders 1, 2 and 3.



The 3-D drawing produced by detailer David Dimond of Waikato Steel Fabricators.

Project engineer Alastair Waller of BCD Group says this provided anchor lines for all the walls.

“Because most of the external walls were not vertical, shear walls were not a viable option for bracing in most locations. Where they were applicable, the shear walls have flat steel cross-bracing — Square Hollow Section (SHS) compression-tension ties were used to help provide torsional and drift control,” Mr Waller says.

“The roof structure has an SHS ring beam at the perimeter to provide a strong horizontal truss that ties all of the columns together, while also providing bracing at roof level.

“The architectural requirements around the atrium entries meant that the steel supporting the floors needed to cantilever past the retaining liners. Universal Column beams were used to ensure that enough stiffness was provided.”

The worksite at 81 Mountain Road, Mangere, was extremely tight, obliging the main contractor, Robert Cunningham Construction (RCC), to start from the back and work out



Continued page 24 A rough terrain crane operating in the constrained setting down space.

Choose local

For certainty, value and top quality product, choose New Zealand fabricated structural steel.

From page 23

towards the road. This presented a problem for cranes.

For the steel subcontractors, Waikato Steel Fabricators (WSF), the rather cramped set down area meant they would have to fabricate the steel and deliver it to the site in the exact sequence that they would erect it. WSF managing director Darryn Jonson explains how his company got off to a quick start.

"All three buildings are multi-sided (7, 8 and 13) and the site is also multi-levelled," he says.

"Traditional 2-D design documentation would have been difficult and slow. Archimedia and BCD had modelled the steel members in position accurately using Revit software, and both were happy to export their model from Revit in SAT format for us to import into ProSteel.

"Once we had this reference model, we were

able to trace the whole building very quickly. This enabled us to produce a bill of materials early in the piece for ordering.

"Before producing shop drawings, we submitted an initial model to the design team for review. The design team was then able to evaluate the connections that WSF had modelled but which had not been detailed in the design documentation. Where necessary, they were able to request changes, so avoiding clashes.

"Robert Cunningham Construction was very proactive with providing information and working with us towards the final shop drawings. The final detailing was the work of David Dimond, a credit to WSF."

RCC site foreman Ivan Kete was interviewed on site as he was cladding the walls of the third and final building with the same Colorsteel as the roofing for the project, and had only praise

for WSF.

"We know their track record so we expect them to deliver well fabricated steel. And we expect their on-site team of erectors to stay on the programme, which they did very well. But most certainly, they got all this right because of the fantastic job they did on the detailing."

During the building phase, Archimedia and BCD engaged with pupils of the school, answering their questions about architecture and engineering. And from the outset Ms McLachlan has been intensively involved.

"You get only one chance to provide a building that will make the community proud and meet its needs for the next 50 years. Buildings can represent beacons of hope, and Silasila is intended to engender aspirations of working hard together to build a better world by investing in our children as future leaders!"



The new structures angle for attention.



Boulder 1 will accommodate administration, and on the left is the Resource Room.



At Boulder 2, concrete is poured in early morning mist.



Boulder 2 later in the programme, with purlins being installed on the roof.



Temporary straps hold tilted columns in position pending bolt up.



Mangere Mountain in the background watches over the build.



The walkways connecting Boulders 1 and 2, and the men who use scissor lifts to cut through the visual clutter.



Boulders 2 and 3, covered in RAB Board, which forms the inside wall of the cavity system that allows for drainage. Longrun steel will be used for the exterior cladding.



Artist's rendering.

Lifemark begins new year with new GM

Geoff Penrose has taken on the role of general manager of Lifetime Design Ltd, purveyors of the Lifemark Star Rating system, a third party certification for accessible housing.

Mr Penrose brings to the table an extensive working history in the development, implementation and marketing of certification and accreditation systems.

Locally, he has worked with household names such as Qualmark New Zealand, where he was the chief executive from 2004 to 2010, and he has also worked at the Auckland City Council in the 1990s.

This extensive and successful background means big things can be expected for the Lifemark in 2014 and beyond.

The Lifemark is New Zealand's only independent certification system that ensures a home is designed to meet the changes that are required for adaptable and accessible living.

Mr Penrose says the Lifemark is "an amazing certification system".

He sees the system as being at the forefront of adaptable living and universal design.

"The Lifemark approach is more than common sense, it is applied common sense . . . that is sometimes only appreciated when it is needed".

According to most definitions, everyone is functionally disabled at some stage in their life, and the Lifemark seal means that your home will meet your needs as circumstances change.

It's a smart concept that is based on 33 design features. The 3, 4 and 5 star rating system gives architects and builders a range of choices and levels of home built accessibility.

To find out more about the Lifemark and how your business can benefit, visit www.lifemark.co.nz.



New Lifemark general manager Geoff Penrose

Offer your clients more.

Become a Lifemark Accredited Partner and offer your clients proof that houses you design or build are Universally Designed and Built.

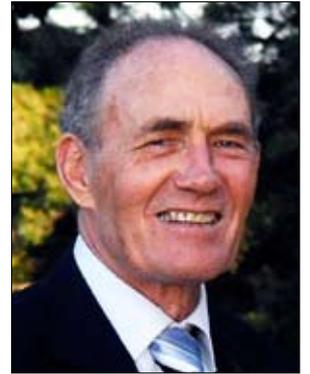
To find out how Lifemark can benefit your business
www.lifemark.co.nz | 0800 227 888



New Zealand Government

DIY porn

Architect **Don Bunting** notes that DIY stores are based on the principle that you get the customer in looking for one item and have them leave after buying at least three other things they don't need.



Mega — apparently the metric prefix for 1 million — is the current prefix of choice for anything that was once just plain big. And nothing deserves this descriptor more than those DIY warehouse stores now proliferating in and around our larger cities.

Not only are the buildings bulky, the signage is always enormous and the exterior colours bright and overstated.

I realised I was not cut out for real DIY — anything beyond a bit of painting or a simple repair job — the first time I attempted to line, stop and paint the interior walls of our 1920s bungalow in Epsom, Auckland.

At that time the only real wall lining choice was Winstone's Gibraltar Board. The name Gibraltar Board dates from the 1930s and was chosen in a company competition, with a winner's prize of \$20. The name was selected because it stood for strength and permanence, as in the Rock of Gibraltar.

My first DIY experience did not end well. Fixing the plasterboard was okay, but the stopping process was a lot less successful, especially my having to spend the whole of the following week sanding off the rough surface of my poor stopping efforts in just one small room.

Hanging a heavily textured lining paper was the only way I could create a surface suitable for painting.

I occasionally do small, controlled amounts of DIY, which inevitably involves a trip to the closest mega market.

My first real job as a schoolboy was working in a hardware store in Ponsonby. I recall spending most of my time counting out nails into brown paper bags.

The modern DIY super-store bears little resemblance to such traditional hardware stores, with interminable rows of items suited to any project around the home, big or small.

As with all supermarkets, DIY stores are based on the principle that you get the customer in looking for one item and have them leave after buying at least three other things they don't need.

The signage used is deliberately vague so that shoppers are forced to travel down a few extra aisles to find the item they seek.

And when you do find what you want the choice can be mind-blowing. Even having to choose which sealant, paint or adhesive suits a particular task from the wide selection available can be an exercise in frustration.

You also know when you have finished the repair job you are going to be left with a lot of expensive, specialised product that you will never use again.

Supporting the megastores' marketing efforts is an apparently never-ending production line of DIY-based television series.

With more product placement than a 1950s Hollywood movie, these programmes purport to show how easy it is to produce great results quickly and cheaply, and with only a modicum of skill and application.

Some recent series even go so far as to auction off the completed renovation to show how much money you can make. Yeah right!

I suspect when the cameras stop rolling, an army of tradespeople descend on the set to complete or redo the work.

Our DIY stores have a lot to learn from Swedish master retailer IKEA. IKEA stores are always beautifully and tastefully designed, logically laid out and superbly organised through the selection, paying and loading process.

They also contain super cheap restaurants, children's play areas and lots of interactive computer-based guides for planning a DIY project and then selecting the items you need.

Ever expanding range of solutions

The stores have an ever expanding range of flat-pack-based solutions, from a free-standing storage unit to a complete kitchen installation. Each flat-pack contains simple diagrams and the hardware and tools required to assemble the item, which can be purchased prefinished or ready for painting or varnishing.

Compared with what can often be cheap and nasty fixtures and fittings sold through most megastores, with paper-thin veneers and economy-class hardware, IKEA strikes the right balance between quality and price.

Add a bit of design flare and a thoughtful approach to

sustainability and IKEA leaves similar stores for dead. Founded in Sweden in 1943 by 17-year-old Ingvar Kamprad, the company is now owned by a not-for-profit foundation based in the Netherlands.

IKEA is how DIY was meant to be. Simple, sexy and with a touch of class. Somewhat below top designer quality perhaps, but still well suited to most people's rapidly changing lifestyles.

Okay, IKEA won't reline walls, paint ceilings or handle electrical or plumbing work, but today most of us have better things to do with our time.

And with the greatest respect to that small group of fastidious DIYers out there, tradespeople generally do it better — a lot better.

It's not too much of a stretch to imagine flat-pack houses offering the general public access to good, if standardised, design and value for money.

After all, most of us are more than happy to buy a mass-produced new car, so why not a mass-produced house? Currently, most people have to accept either an existing (i.e. second-hand) home, or one designed off a volume builder's conveyer belt.

A recent publication, *Kiwi prefab, cottage to cutting edge*, by Pamela Bell and Mark Southcombe, tracks the somewhat fragmented progress of prefabricated housing in New Zealand.

Some early colonial cottages were actually shipped in as prefabricated units, while the post-Second World War state housing programmes also used panellised methods.

Through the 1960s and 70s volume builders such as Keith Hay and Beasley flirted with the use of off-site fabrication, while Lockwood took it even further with its unique solid-timber construction system.

There are currently no built examples of what might be called flat-pack or module + panel housing produced in New Zealand, but from the number of current concepts around, particularly for bach-type accommodation, this could easily become a reality.

All it would take is someone with the foresight and marketing skills of an Ingvar Kamprad.

Surround yourself with the 'vehicles' to help facilitate change

Terry Sage of Trades Coaching New Zealand says however, that change must come from within.

A "new year, a new dawn" — just some poetic line from a song that made some guy rich.

But it has a ring of truth about it for some people returning to work. For others, the return is more like "here we go again" — and they seem content with getting on with the same old same old.

Then there are the few that absolutely dread the first day back, and have tendencies to reach for a gun — and I don't mean a Paslode. So which one were you? And does it actually matter?

Yes, it does matter, and it matters a lot for all those reasons you read in the deep meaningful books, including your well being, your future, your wealth, happiness, health, family, and the list goes on.

So what's my point? The point is that of course it matters — so why do so many of us put up with the "here we go again" syndrome, or the "I can't face another day" head space, or even "I'm going to change but never do".

There are people out there that are totally happy with their life and place within it (Yeah Right!). But being mere humans, we have the tendency to always want more, or to think that the grass is always greener just over there.

And why not? Time is short, we deserve the best and we work very hard for it. So

who's going to give us the best? Who's going to make those changes for us? Who's going to wave the magic wand?

Unfortunately there is only one Harry Potter in this world, and sorry to burst your bubble but he's a phony. So that leaves just you. "Arrrgghh!" you shout as you plummet into the depths of despair.

It's not all bad, really, but change can only come from within (another line from those many books collecting dust on the shelf) — and it's so true.

Everything is possible if you want it, are determined to have it and have the right attitude for it. They are the three clinchers that make change possible.

Now, having said it's up to you, you're not on your own. Yes, it has to come from within blah blah blah, but you don't have to sail solo all the way.

Yes, it has to start with you, yes you need the three clinchers, and yes you need the dream and the goal to reach, but surround yourself with the vehicles that will make the journey easier.

Not an Aston Martin DB9 (mind you who would care about work if one was sitting in the garage), but a forward thinking accountant (normally the younger kind), a lawyer who will listen (I promise there are some), a bank manager with vision (okay, life's getting hard), a team that has the same goals as you, and here's the sales line — a business coach that will be beside you and behind you all the way, giving you the inspiration and motivation to succeed. Yeah I know, you knew it was coming.

Seriously, don't settle for the same old this year. Go for those dreams you had when you were sipping the cocktails over the holidays because you deserve them.

And if it does all become a little bewildering — the work, change, dreams etc — and you are looking for something completely new with massive job satisfaction, four-day weeks, great earning potential and to give back to your industry — then become a business coach with Trades Coaching New Zealand.

This is the year we plan to spread nationally and have opportunities for potential coaches. Call for a chat on 09 945 4880 or 021 280 8679.



Become a fully-trained Business Coach

There is an opportunity to be a part of Trades Coaching New Zealand Group and become a fully trained business coach.

We are looking for builders and trades people who want a change in life. If you have owned and operated a successful building business, have a good insight in business practices, have exceptional communication skills and have a desire to take home a great income, we want to hear from you.

If this sounds like you, then contact us today!

Phone: (09) 945 4880

Email: info@tcnz.net.nz

www.tradescoachingnewzealand.co.nz



Trades Coaching
New Zealand
THE BUSINESS SIDE OF CONSTRUCTION

Worcester's Hive

Dr Kerry Rodgers considers how a splendid appearance does not always match practical usage.



In one of my more sardonic moods I have sometimes wondered if today's architects score their latest project a success when it acquires as many brickbats as bouquets.

Certainly, a good controversy helps raise any architect's profile. A timely example is provided by Worcester's Public Library, aka "The Hive".

The Hive is the product of a private finance initiative. This Australian-conceived system is aimed at facilitating funding, design and construction of major public buildings, and brings together public and private sector funding with contractors and clients.

In the case of a new library for Worcester, England, the designers Feilden Clegg Bradley Studios sat down with builders Galliford Try, the mechanical and electrical engineers Max Fordham LLP, and the clients, University of Worcester and Worcestershire County Council.

The idea was to produce an integrated public and university reference and loan library, which would also provide a central link for the county's archaeological and archive services, as well as a "one-stop-shop" information centre for Worcestershire's County and District Council Services.

The resulting £60 million, five-storey, 13,253sq m building-by-committee is the golden Hive. It was opened to the public — and by HM The Queen — in July 2012.

It has a somewhat asymmetrical external appearance. The roof profile with its seven cones is intended to mimic the outline of the nearby Malvern Hills. The 11,000sq m walls and roof are clad in 600 x 600mm tiles made from recycled copper. They were affixed by the same specialists who re-clad the Dome of the Rock in Jerusalem.

The environmental brief required the energy usage of The Hive come from 50% renewables, with the building future proofed against projected climatic changes.

For starters, none of the public spaces in the building have air conditioning. The large window areas are claimed to provide sufficient natural light to allow minimal low-energy electric lighting, reducing energy demands and ambient heat creation.

The seven roof-mounted cones provide roof lights, and



Worcester Library, England.

Image: Janet Mackinnon, Wikimedia Commons

encourage upward movement of stale air, aided by fans beneath the atrium floor.

Rainwater harvesting feeds all the building's toilets. Vertical ash fins mounted on sound absorption blankets attached to the concrete soffits are intended to help maintain quietness levels in the study areas.

The main heating source in winter is a 550kW biomass boiler. In summer, water from the River Severn can be pumped into the basement of the building, passed across heat exchangers, and the cooled air ducted into the central atrium.

All of which sounds pretty impressive, and in June 2013 The Hive won an RIBA West Midland Architectural Award and BCI Sustainability Award. But the proof of the pudding for any building lies in how it works for its inhabitants on a day-to-day basis.

And since its opening, The Hive has been the subject of a barrage of criticism from students and academics, as well as the general public. The Hive's Facebook page is suffused with student concerns pointing out that their previous library was far better suited to their needs.

The public's main beef is that too much money has been spent on non-essential peripherals and not

enough on books whose choice is generally considered somewhat limited. And academics find it downright difficult to undertake research in unmonitored and unrestricted open public spaces.

All the external areas, including balconies, have been closed since The Hive opened with no reasons given. A children's outside story-island was declared unsafe shortly after opening and, although now upgraded, is opened only by special request.

A spectacular, central, all-wood staircase consisting of one continuous flight of 42 steps not only conducts the public to the various levels but provides a perfect funnel for sounds to be transmitted throughout the building.

It would seem that while Worcester Library may become cited as a wonderful example of Buckminster Fuller's architectural synergy, as a practical working library it suffers some severe limitations.

But don't take my word for it. Check out www.thehiveworcester.org.

I am reminded of a librarian telling me once that she could easily organise the perfect library — just so long as clients were kept out 24/7.

Johnson v Auckland Council — reduction in contributory negligence allocation from 70% down to 40%

Timothy Bates of Auckland law firm Legal Vision looks at a previous case study where a subsequent Court of Appeal judgement on contributory negligence differed markedly from the High Court's.



Welcome back readers from your summer breaks. I trust you all had plenty of time at the beach, and the fish catches were of significant proportions.

To commence the year of legal columns in this article, I summarise the appeal brought by Mr and Mrs Johnson in their leaky building claim.

You may remember that in our June 2013 article we covered the High Court decision that found them 70% contributorily negligent for the damage they suffered

as purchasers of a leaky building.

It also found that the applicable measure of damage was the difference between the purchase price paid and the actual value of the property in its true condition, including the defects.

Overall, the award made in favour of Mr and Mrs Johnson was in the sum of \$370,500 when, in fact, the total loss suffered by them (comprising repairs as well as consequential losses), was \$1.925 million.

Both these findings were taken on appeal by Mr and Mrs Johnson. An important factual mistake was identified early by the Court of Appeal in its judgment.

The High Court judge had wrongly concluded that the Code Compliance Certificate did not cover the entire re-clad works. The Court of Appeal concluded that it did.

However, on the critical finding of contributory negligence, the Court of Appeal concluded that Mr and Mrs Johnson were aware of the risk that the house was a leaky building. They were prepared to gamble against this possibility.

Critically, on appeal, the court also found that the Johnsons had been negligent in not obtaining a pre-purchase house inspection report. It also concluded that this omission was causative of their loss.

However, it was on the apportionment that it differed markedly from the High Court. I quote in full the pertinent extract from the judgment:

"[93] By contrast to the Byron Avenue case, Mr and Mrs Johnson had the code compliance certificate. But they also had knowledge that the house might be leaky and they went ahead anyway without looking after their own interests. As Ms Thodey put it, they deliberately courted the risk.

If they had taken prudent steps, of the sort they set in train after the purchase, they would have obtained a report which would most likely have led to a chain of events that revealed the leaks and dissuaded the Johnsons from the purchase, or the negotiation of a significant discount.

On the other hand, it is still the case, to use Judge Venning's language from *Byron Avenue*, that a 'major contributor' to the loss 'remains the negligence of the council in approving the defective [house] during the inspection process. That has been a major cause of the [house] being built with the defects'.

[46] It is also appropriate, as Judge Cooke observed in *Kendall Wilson Securities Ltd v Barraclough*, to give some weight to the general impressions formed by the judge.

[47] Judge Woodhouse obviously formed the view that the Johnsons' level of blameworthiness was high.

[94] When we consider all the relevant factors, we conclude that the appropriate reduction in the circumstances was one of 40%."

In terms of the other critical finding on the appropriate measure of damage being the diminution in value, this was overturned.

The Court of Appeal ruled that it was not appropriate to consider the claim as against council as akin to a negligent misstatement case.

It considered the claim one made in negligence per se with the cost of repairs being the appropriate measure of loss. In this instance, it was reasonable for the Johnsons to repair their units, and to impose a diminution in value measure of loss would not be fair as between the parties.

The effect of this partially successful appeal could improve the Johnsons' recovery by as much as \$800,000.

I note that this matter has been referred back to the High Court for the calculation of quantum.

Note: This article is not intended to be legal advice (nor a substitute for legal advice). No responsibility or liability is accepted by Legal Vision or *Building Today* to anyone who relies upon the information contained in this article.

Legal Vision
BARRISTERS & SOLICITORS

Legal Vision specialises in providing legal advice to the Building Industry

Principal: Timothy Bates LLB (Hons)

DDI: 09 379 9668 ext: 1 | F: 09 379 9670
tim@legalvision.co.nz www.legalvision.co.nz
PO Box 147423 | Ponsonby 1144 | Auckland
Unit 63 210-218 Victoria Street West | Central Auckland 1010

Building Consents Information

For All Authorisations, December 2013

Dwellings	\$675,592,000
Domestic Outbuildings	\$11,814,000
Total Residential	\$687,406,000
Non-residential	\$378,771,000
Total All Buildings	\$1,066,176,000
Non-building Construction	\$35,466,000
Total Authorisations	\$1,101,643,000

Number of new dwellings consented

	Dec 2013	Nov 2013	Dec 2012		Dec 2013	Nov 2013	Dec 2012
				Horowhenua District	10	3	6
Far North District	19	15	12	Kapiti Coast District	29	11	18
Whangarei District	27	32	39	Porirua City	8	24	9
Kaipara District	10	11	7	Upper Hutt City	10	4	6
Rodney District	56	140	153	Lower Hutt City	15	12	7
North Shore City	96	52	27	Wellington City	29	148	65
Waitakere City	88	67	82	Masterton District	7	5	1
Auckland City	215	331	54	Carterton District	6	3	5
Manukau City	179	108	39	South Wairarapa District	2	6	4
Papakura District	54	50	56	Tasman District	19	24	24
Franklin District	29	42	28	Nelson City	14	23	18
Thames-Coromandel District	15	19	12	Marlborough District	18	8	12
Hauraki District	3	5	1	Kaikoura District	2	1	3
Waikato District	28	33	11	Buller District	7	7	3
Matamata-Piako District	8	9	7	Grey District	1	3	0
Hamilton City	83	105	70	Westland District	9	4	2
Waipa District	33	34	18	Hurunui District	3	12	12
Otorohanga District	1	3	2	Waimakariri District	85	136	78
South Waikato District	3	4	1	Christchurch City	345	269	96
Waitomo District	1	1	1	Selwyn District	96	95	57
Taupo District	16	7	12	Ashburton District	12	14	16
Western Bay of Plenty District	23	20	18	Timaru District	23	15	13
Tauranga City	55	84	45	Mackenzie District	7	5	4
Rotorua District	6	5	8	Waimate District	6	2	2
Whakatane District	2	5	2	Chatham Islands Territory	0	0	1
Kawerau District	0	0	0	Waitaki District	7	8	5
Opotiki District	0	1	0	Central Otago District	17	17	8
Gisborne District	9	10	15	Queenstown-Lakes District	39	52	41
Wairoa District	1	1	0	Dunedin City	25	24	23
Hastings District	26	14	12	Clutha District	2	2	2
Napier City	14	13	10	Southland District	6	8	5
Central Hawke's Bay District	3	3	2	Gore District	3	6	4
New Plymouth District	25	30	21	Invercargill City	5	8	19
Stratford District	1	2	1	Area Outside TA	0	0	0
South Taranaki District	9	6	4				
Ruapehu District	3	0	2	Total	2035	2267	1381
Wanganui District	5	23	8				
Rangitikei District	0	2	3				
Manawatu District	8	7	9				
Palmerston North City	14	13	15				
Tararua District	0	1	5				

- Based on 2006 census areas
- Each dwelling unit in a housing project is counted separately
- Figures in these tables may differ from published statistics

Source: Statistics New Zealand

What's On the Web?

www.buildingtoday.co.nz

BT online poll:

Recently we've been asking you the following in our online poll:

Do you agree that Christchurch's cathedral should be demolished and rebuilt from scratch?

The result was close, with 54% of respondents answering "Yes" while 46% said "No".

Go to our online poll at

www.buildingtoday.co.nz

where we're asking the following:

Are you planning to hire more staff/take on apprentices in the next six months?

Skills Maintenance Points

One hour of learning = 1 point

Read Building Today magazine and earn Skills

Maintenance Points

For more information go to
www.dbh.govt.nz

Subscribe to Building Today

Building Today is the industry news magazine that keeps you up to date with what's happening in the construction industry. Subscribe today by completing this coupon and FREEPOSTING it with your cheque.

Attached is a cheque (payable to Taurean Publications Ltd) for **\$57.50** (incl GST, GST No: 66 019 802).

OR

Email postal and other details from below to: andrew@buildingtoday.co.nz

AND direct credit payment to: Taurean Publications Ltd (Account No: 03 0285 0142474 00)

FREEPOST to: **Building Today**, Freepost 67 299,
PO Box 35343, Browns Bay, Auckland 0753

Name: _____ Company: _____

Address: _____

Type of business: _____

Email: _____ Ph: _____

Signature: _____ Date: _____

SPEND OVER \$2000 (EXCL GST) FROM FEBRUARY TRADE OFFERS AND RECEIVE:*

(†EXCLUDING THE PRODUCT ON PAGE 12)



Sony SmartWatch 2

- Optimised for Android 4.0 and later
- One touch (NFC) pairing/connecting
- Interacts with your smartphone over Bluetooth
- Micro USB charging cable included

***Sony SmartWatch 2 Terms and Conditions:** 1. The promotion period starts on 1 February 2014 and ends on 28 February 2014. 2. To be eligible for the reward, a qualifying customer must, during the promotion period, order and be invoiced for over \$2000 (excluding GST) on any products in the February 2014 Trade Offers, excluding the product on page 12, from Carters. 3. The Sony SmartWatch 2 comes as a standalone product and does not include connectivity to a telecommunications plan or otherwise. 4. Promotion is open to trade account holders only. 5. Entry is automatic on invoices raised for trade account holders. 6. Qualifiers are based on invoice date not order date. 7. To be eligible for the reward, qualifying customers must meet Carters' Standard Credit Criteria and have complied with Carters' Standard Terms and Conditions of Sale, both during the promotion period and up until the reward is received. 8. A maximum of one reward per customer. 9. The actual reward may differ slightly from that pictured. 10. Limited stocks of reward available, while stocks last. 11. An alternative reward may be offered at the discretion of Carters. 12. The reward cannot be substituted for cash or alternatives. 13. The manufacturer of this reward is not associated with this promotion. 14. Offer not valid with any other promotion running concurrently. 15. Staff of Carter Holt Harvey Limited are ineligible to qualify. 16. The reward is distributed after the promotion is completed and the applicable account is paid. 17. Carters reserves the right to amend, terminate or suspend any aspect of the promotion (including the reward) at any time in its sole discretion.