

# BUILDING TODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 25 NUMBER 11  
DECEMBER 2015

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## INSIDE:

HOUSE OF THE YEAR  
2015: SUPREME  
AWARD AND  
RENOVATION OF  
THE YEAR PROFILES

ALSO INSIDE:

NEW QUEENSTOWN GONDOLA PLANNED > PROTECTION FOR SUBCONTRACTORS

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## To: The Building Industry

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For over 30 years, New Zealand Steel has been known for its COLORSTEEL® prepainted steel products used for roofing, cladding, rainwater products and fencing.

New Zealand Steel owns several trade marks for its COLORSTEEL® range, including some registered marks: COLORSTEEL®, THE ROOF OF NEW ZEALAND®, COLORSTEEL® ENDURA®, COLORSTEEL® MAXX®, COLORSTEEL® METALLIC®, COLORSTEEL® BOUNCE® and COLORSTEEL® CP ANTIBACTERIAL.

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New Zealand Steel is concerned that some suppliers of these prepainted steel products may be inaccurately describing its products. In particular, a) there have been examples of confusion between a prepainted roof and a genuine COLORSTEEL® roof, b) use of the term "COLORSTEEL®" to refer to prepainted steel generally, and c) using words similar to COLORSTEEL® to imply that it is a COLORSTEEL® branded product.

It is vitally important to New Zealand Steel that its COLORSTEEL® trade mark is not infringed to protect and reinforce New Zealand Steel's position as a pre-eminent supplier of roofing products in New Zealand. Constant monitoring and vigilance by New Zealand Steel supports rollformers and roofers who supply and install genuine COLORSTEEL® products, and ensures homeowners and commercial project managers receive nothing less than the high quality COLORSTEEL® branded products they ordered.

New Zealand Steel takes the protection of its COLORSTEEL® trade mark seriously and issues 'Cease and Desist' letters to companies incorrectly associating their product to the COLORSTEEL® brand.

If roofing suppliers or specialists require clarification regarding the use of New Zealand Steel's trade marks or suspect that someone may be incorrectly using the COLORSTEEL® trade marks, please contact the COLORSTEEL® Marketing team on **09 375 8824** or email **info@colorsteel.co.nz**.

If it is not manufactured by New Zealand Steel then it's not a genuine COLORSTEEL® branded product:



<sup>1</sup> COLORSTEEL® products are manufactured under a third party accredited ISO9001 quality management system to ensure consistency and reliability. COLORSTEEL® products have undergone a four year exposure test on New Zealand and Australian extreme exposure sites for both (UV) colour performance and long term durability. COLORSTEEL® ENDURA® and COLORSTEEL® MAXX® products are manufactured to comply with the requirements of AS/NZS2728:2013.

<sup>2</sup> Testing by NZ Metal Roofing Manufacturers Inc showed after 2000 hours of UV exposure NZ made prepainted steel showed no evidence of degradation compared with the imported product tested under the same conditions (Source: www.metalroofing.org.nz. Search "imported" under "Technical Articles").

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In this issue we profile an ambitious new \$50 million plan to construct a world-class gondola linking Queenstown's Remarkables Park Town Centre to The Remarkables alpine recreation area — a distance of 9.8km.

And the Construction Contracts Amendment Act comes under the microscope, as building professionals cope with changes relating to retentions, and the new requirements for payment claims that came into effect on December 1 this year. It makes for essential reading.

*Building Today* wishes all its readers, editorial contributors, advertisers, the RMBA and its members, and other industry organisations and individuals a Happy Christmas, and a safe and prosperous New Year. Enjoy a great festive season, look out for news updates on [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz), and we'll see you in print again in February.

**Andrew Darlington** — Editor

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# Nearly made it!

## Chief's Chat

By CEO David Kelly

As we race towards the end of the year, there is the usual pressure to complete those last few jobs before the Christmas break.

It is the end of what has been a very busy year for many of our members as the level of construction activity has continued to lift during the year.

Within the RMBA it has also been a busy and important year of progress for the Association.

The signing of the merger by all 23 associations was an important step forward.

We have been looking hard at how we can improve the range and quality of services we offer to members.

Part of that is the establishment of a new role

focused on membership services.

We will be sending out more information on the new appointment soon, and in the New Year looking to get around as many of the branches as possible.

In the meantime we have continued to improve in our other areas of business.

### Leading products

Master Build Services has revised the Master Build Guarantees to ensure they are the leading product available in the market, and we are working on a couple of important new initiatives.

Our three iconic events continue to go from strength to strength. The House of the Year, Apprentice of the Year and New Zealand Commercial Project Awards have all grown in numbers, quality and consistency.

Finally, can I take the opportunity to wish everyone a well-earned and relaxing break!



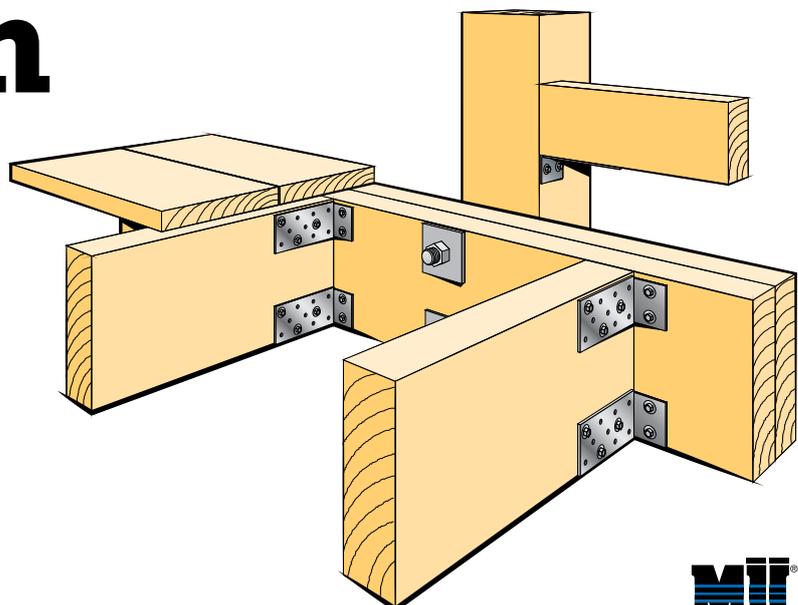
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## Growing gold

Creating a visitor's centre complete with a working nursery in the midst of a busy tourist destination was a challenge — but one that produced award-winning results.

The vision was simple — create a space where visitors can learn more about Canterbury's unique flora and fauna and enjoy a stylish, serene setting.

But building a visitor's centre complete with a shop, cafe, library, function and meeting rooms, an exhibition area, green and shade houses, staff offices, herbarium and potting shed located in the middle of the busy Christchurch Botanic Gardens was never going to be easy.

But, according to the project team behind the award-winning build, extensive pre-planning, attention to detail and communication between all partners meant the project was carried out successfully.

"It was a complex structure, and had to be all pre-finished so that we could get it in and get going from day one," Leighs Construction South Island operations manager Graeme Earl says.

"Many of the materials also had long lead times, such as the glass coming from overseas, so that had to be taken into account in our planning. Our project manager is a structural engineer by profession, so had an excellent understanding of exactly what was needed."

The finished Botanic Gardens Visitor Centre is an incredible achievement, attracting strong support from the public and industry experts, plus a string of accolades.

The winner of the Tourism and Leisure category in the 2015 New Zealand Commercial Project Awards, the building also went on to win the top Public Architecture award at the 2015 New Zealand Institute of Architects Awards.

Constructed from glass and steel, most of the building was manufactured and pre-finished off site with the surface and material finishes all exposed.

3D modelling was extensively used to co-ordinate very minimal tolerances between all the components, particularly the



connections between the structural steel frame, the complex glass panels, the precast concrete panels and the ceilings.

The extensive use of glass allows a great sense of spaciousness and connectedness between the interior and exterior environments.

Mr Earl says the team has received

"exceptional feedback" on the project, and learned a lot of valuable lessons from the construction that they have gone on to use in future projects, such as their current project, the ANZ Building in the Christchurch CBD.

"Our team thoroughly enjoyed the project because it was challenging. It's way up there in my list of top projects," he says.

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## Future Master Builder takes second place in national competition

**M**att Booth of Excel Builders was thrilled when he was awarded second place at the Registered Master Builders 2015 Apprentice of the Year competition.

The 24-year-old from Palmerston North said it was a tough competition, and the practical component was particularly challenging when it came to time management.

“Just like every job on the building site, you have to manage your time wisely, and shut out all distractions. The playhouse I was working on was being donated to a Samoan preschool, and all the kids were cheering me on, Matt says.

“It was awesome to have them there but I had to really focus and get in the zone!”

Matt found out about the competition through his supervisor at the BCITO, and thought it looked like a good opportunity.

“Apprentice of the Year has been a fantastic experience. It was awesome to meet so many like-minded apprentices at the regional and national events. The competition is a great way to make connections in the industry, and really get your name out there.

“I’d encourage anyone to get into an apprenticeship after school. With a trade, you earn while you learn. I’ve got mates that have come out of university with degrees and massive loans whereas, I’ve got a loan, but on a house.”

Matt is looking forward to starting an architectural drafting course, and one day owning a design and build company. He’s excited to be a future

Master Builder in the growing industry.

“Being part of an association like Registered Master Builders is invaluable. It gives you the insurance and also backs the client.

“When you’re a Master Builder, you’ve got all the contracts behind you, along with the guarantee systems. It’s a really good network to be part of.

“We’re currently working on a house that we’d love to enter in House of the Year next year — so fingers crossed!”

Apprentices, employers and young people aspiring to be a part of the construction industry are encouraged to join the Facebook page at [www.facebook.com/apprenticeoftheyear](http://www.facebook.com/apprenticeoftheyear), or follow us on Twitter: @AOY\_NZ.

For more information, visit [www.apprenticeoftheyear.co.nz](http://www.apprenticeoftheyear.co.nz).



Matt Booth won second place at the Registered Master Builders Carters 2015 Apprentice of the Year.



From left: Travis Dench, Matt Booth and Leigh Anthony.

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## Perfect detail and precision leads to a Supreme Winning home

David Shaw of Shaw Builders was taken aback when he won the Supreme Award at the Registered Master Builders 2015 House of the Year competition.

Mr Shaw says they knew their category was a tough one, and they were up against some amazing builds, so they were not expecting to win.

Despite this, the Mt Maunganui home also won the sought-after Craftsmanship Award and the Westpac New Home over \$2 million category.

"There are so many homes in the over \$2 million category, so to win that along with the other two major awards was just amazing. It's truly a once in a lifetime thing — we're over the moon.

"The win took a few days to sink in, we were just so humbled. It's great for our company, and a fantastic way to celebrate our hard work."

Mr Shaw said the level of detailing throughout the home was what made it really stand out in the competition, and he spent a lot of time ensuring it was perfect.

"I think with this project, I really wanted to make sure it was the best home I'd ever built. I always try to build the best, and this was a special project.

"There was a lot of negative detailing throughout the home which looked amazing — all through the skirting boards, doors and ceilings. With that level of detail, it has to be immaculate — anything out of place can look terrible.

"With these types of homes you're working to the tolerance of zero. By the end of this project, I said to the judges that I didn't think we could do any better than what we'd done."

Mr Shaw says it's a combination of builders and architects that turn out a good home.

"They need us and we need them — it's a Catch 22 really. You also need good clients who are willing to spend money and time on the finer details — that's where you get the results.

"The clients in the top-end categories are the toughest because they want the best — they want that high level of detail. We work to achieve what they want and it pays off."



Shaw Builders won the Registered Master Builders 2015 Supreme House of the Year Award, the Craftsmanship Award and the Westpac New Home over \$2 million category with this home in Mt Maunganui.

Mr Shaw says the company wouldn't be where it's at today without his wife and business partner,Carolynne.

"She puts so much into the business, does all the book work and sorts out all the messy stuff while I'm on the tools! We're a great team, and our clients love that we work together.

"I've been building for 37 years, and have been a Registered Master Builder since 2007. You get a lot of work from being with Master Builders — they put the brand out there, support us and, in turn, we support them. I think they're one of the best associations around — they're just great to deal with."

The Awards are made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, SafetyMate, Carters, ITM, Plumbing World, Resene, Westpac and Mitre 10.



David and Carolynne Shaw.

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# A strong relationship is key to a Supreme winning home

**J**D Glover of Glover Homes was over the moon when he found out his renovation in Albany took the Supreme Renovation of the Year and the SafetyMate Renovation Award over \$500,000 at the Registered Master Builders 2015 House of the Year competition.

Mr Glover says his company was very fortunate to have been involved in such a beautiful project, and it was a real pleasure to work with such a great team of architects, builders and clients.

"It is a stunning home, and we were just thrilled when we found out we won the Supreme Renovation Award. Quite a group of us went along to the gala dinner — 17 in fact — so it was great to celebrate with everyone that was involved.

"We went along to the awards with the mindset that we would just have a good night, enjoy ourselves and not get our hopes up. When our name was read out for two awards, it was just fantastic. The competition is great recognition for our company and our work."

Mr Glover says the main feature that stood out in the winning home is the seamless indoor/outdoor flow.

"The design of the home is outstanding — it's made for entertaining. The massive louvre-covered decks and outdoor heating were really special.

"Rain or shine, you could easily entertain a couple of hundred guests and be very comfortable. I'd say the outdoor flow is the biggest attraction, with the decks overlooking the beautiful landscaping.

"The main challenge was pulling this all together, and ensuring it was of a high standard. I often look at renovations and think, if you have to search and find what was added on, then it has been done well.

"That's the true form of a good job — when you can't tell what existed and what is new. That's definitely the case with this home."

Mr Glover says strong client relationships are the key to a good build, and it's evident with this home.

"If you have a neat owner it just makes the job so much more enjoyable — everything else in the project will flow. It was a real pleasure to go back to that house every day for two years.



*Glover Homes won the Registered Master Builders 2015 Supreme Renovation of the Year Award and the SafetyMate Renovation Award over \$500,000 with this home in Albany, Auckland.*



*From left: Georgie Glover-Clark, Andie Clark, JD Glover, Nichola and Geoff.*

We've ended up with some great friends — and a great win!"

The same team of 4 to 6 builders worked on this renovation, and Mr Glover says at one stage there were around 12 carpenters on site. He says the competition has been a great way to celebrate the hard work from all the team.

"We've been lucky enough to build some beautiful, tip-top homes over the past 15 years, and House of the Year is a great way to showcase our work. I'm very proud of what we've done, and it's great to share the Award with our workers and apprentices."

Mr Glover has been a Registered Master Builder for 15 years, and joined after an architect encouraged him to do so.

"The architect told me what a great organisation Master Builders is, so I looked into it and also thought the guarantee system would be good reassurance for our clients.

"Along with making our clients comfortable, Master Builders is just a strong association. The monthly meetings, catch-ups with the builders and events are a great way to network and see what's going on in the industry."

Mr Glover is currently finishing another home, and is looking forward to entering it in House of the Year next year.

The Awards are made possible through the support of PlaceMakers, Master Build Services, James Hardie, GIB, Nulook, SafetyMate, Carters, ITM, Plumbing World, Resene, Westpac and Mitre 10.

# New gondola planned for Queenstown

A world-class Queenstown gondola proposal to link Queenstown's Remarkables Park to The Remarkables alpine recreation area has been announced by investment and development company Porter Group Ltd (PGL).

Operating during all four seasons, the proposed \$50 million, 9.8km gondola will operate from a Gondola Events Plaza adjacent to the Remarkables Park Town Centre and link to NZSki's new base building at The Remarkables.

The project is described as a "significant" investment in regional and national tourism infrastructure.

Porter Group chairman and former Queenstown Chamber of Commerce president Alastair Porter says tourism is "immensely important" for New Zealand, and recognised that Queenstown played a key role in attracting tourists to the country.

"However, we live in a world where tourism is highly competitive, and it's extremely important for New Zealand to continue to invest in major tourist infrastructure to keep refreshing and enhancing our international appeal," he says.

The proposed gondola will be an exhilarating ride combining spectacular scenery, including the Shotover and Kawarau rivers, a high country station, steep alpine terrain, panoramic vistas out to the Southern Alps and the magic of the famous Remarkables.

The gondola is based on a design by Leitner Poma, one of the world's most experienced gondola and chairlift companies.

## Extraordinary setting

It will provide a way for tourists to enjoy Queenstown's extraordinary setting while, at the same time, preserving the environment. This includes the gondola using "recessive" colours and being carefully sited for minimal impact.

The design accesses The Remarkables alpine recreation area, without having to cross the iconic western face of The Remarkables. It achieves this by following a route across Remarkables Park and the Kawarau River, through Queenstown Park Station and the Rastus Burn Valley before arriving at NZSki's new base facility building.

Mr Porter says Queenstown and New Zealand tourism had benefited "enormously" from massive investments made by the Davies family in Queenstown's alpine sports facilities, culminating in the new 6-seater Curvey Basin



The gondola route from the Remarkables Park Town Centre to The Remarkables alpine recreation area.

chairlift at The Remarkables and its stunning new base building.

He says the gondola would also further enhance Queenstown's appeal as an international four-season destination by enabling sightseers, hikers, climbers, mountain bikers and wedding couples or conference and incentive groups looking for an unforgettable venue to visit The Remarkables in spring, summer and autumn.

"The gondola will also integrate well with the proposed Convention Centre at Remarkables Park Town Centre.

"The two facilities will front onto a Gondola Events Plaza, as will adjacent future hotels. The gondola plaza will connect to the Remarkables Park Town Centre's retail outlets, cafes, bars and restaurants, all capable of servicing large volumes of tourists and locals."

Mr Porter says determining the gondola location and building had delayed until now development of a Queenstown Convention Centre at Remarkables Park Town Centre.

"Importantly, the Convention Centre and the new Remarkables mountain facilities building can work together to host conferences," he says.

"The 'wow' factor of being able to leverage Queenstown's world-renowned scenic environment via a gondola will make Queenstown a highly sought-after international conferencing destination."

Mr Porter said the appeal of the gondola would

also give past visitors further reason to return.

Leading New Zealand tourism consultant Stephen Hamilton says he was "very supportive" of the Porter Group's vision to connect hotels and urban areas of Queenstown to The Remarkables.

## Easy access to facilities

"In winter the proposed gondola will give skiers, boarders and sightseers easy access to NZSki's facilities. It will further boost Queenstown's world-class visitor experience, and has the potential to deliver immeasurable economic benefits to the resort town's many businesses," he says.

Mr Porter says there was a widely-recognised need for Queenstown to develop more hotels to cope with visitor growth, and says the gondola and Convention Centre would act as "significant catalysts" for new hotels and retail in the wider region and at Remarkables Park, Queenstown's largest zoned area for high-rise hotel and retail expansion.

Work on the gondola project has been ongoing for many years. Submissions have been lodged with the Queenstown Lakes District Council (QLDC) for the gondola project, and a resource consent application will be lodged in early 2016.

Mr Porter says a time line showed it could be built and operating within three years, subject to further consultation and the resource consent process.



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# Solar plan for cheaper, cleaner power wins green energy award

A smart, new energy plan that allows home owners to go solar without the cost of buying the panels has been recognised for breaking new ground by the New Zealand solar industry.

The solarZero plan, launched by leading solar power company, solarcity, won the most innovative product for residential solar PV systems at the annual Sustainable Electricity Association New Zealand awards, sponsored by ABB.

solarcity chief executive Andrew Booth says solarZero was designed to let home owners generate cheaper, cleaner power by going solar.

"Kiwis love the idea of going solar but cannot afford the high upfront capital cost," Mr Booth says.

"Our solarZero plan has got rid of that price obstacle, so home owners can go solar for little or no upfront costs, and lock in a fixed price for power."

With the solarZero plan, solarcity pays for the panels, installation, repairs, monitoring and insurance for 20 years.

#### Fixed monthly fee

The customer pays a fixed monthly fee for solar which is less than the average rate for electricity from the national grid.

"As power prices have gone up 153% in the past 20 years, locking in the price for daytime energy could save home owners thousands of dollars over the long term.

"This gives them the ability to make a real

difference in the fight against climate change without worrying about return on investment, or ongoing maintenance."

solarcity provides further support through energy advice and services to help maximise in-home solar consumption and improve energy efficiency throughout the term of the agreement.

"We have introduced a new solar energy services business focused on solar and energy efficiency that is motivated to help customers reduce their energy consumption," Mr Booth says.

"It is great for our team to be recognised for giving consumers an easy, affordable way to go solar, and reduce the impact of the seemingly ever-rising cost of power," he says.

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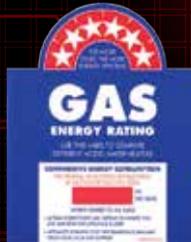


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## First Construction Contracts Amendment Act seminars a success

Building industry professionals say the nationwide roadshow to educate the sector about the Construction Contracts Amendment Act 2015 is crucial to attend.

Around 80 people attended the first Introduction to the Construction Contracts Amendment Act 2015 seminar in Wellington recently, which is aimed at ensuring the industry is up to date with changes that came into force from December 1, 2015.

Massey University senior lecturer Naseem Ali, who attended the seminar in Auckland, said it was important, timely and extremely useful in understanding these most recent changes to the Act.

"The seminar was very comprehensive in the context of a two-hour session, focusing on the most important changes, and the notes provided go into even further detail," Mr Ali says.

"Without doubt, everybody should go, because these changes affect all of us. If you're a construction professional and you're not up to date with this knowledge you could be sued for negligence."

Ministry for Business, Innovation and Employment building system performance acting general manager Derek Baxter opened the roadshow which is being run by the NZ Institute of Quantity Surveyors (NZIQS).

"The Construction Contracts Act has worked well since its implementation, and these amendments are about making the Act work better and reducing costs to the sector," Mr Baxter says.

"The challenge now is for the sector to make good use of the Act and its changes, as these have been made to provide benefits to all involved.

"The sector needs to ensure that it prepares itself well to ensure they are not caught out by the changes, particularly those relating to retentions."

NZIQS member Peter Degerholm, who is delivering the seminars, says feedback was positive, and people took on board the importance of aligning their systems and procedures with the new requirements.

"There was a really good cross section of industry in attendance, which demonstrated a keen interest in the immediate and forthcoming changes," he says.

"Considerable attention was given to the changes to requirements for payment claims, which apply from December 1, 2015, and the expected impact of extending the Act to design, engineering and quantity surveying services from September 1, 2016."

Mr Degerholm says the retention trust regime also drew questions as people wanted to get to grips with the changes to their accounting systems and contractual arrangements.

Retention money withheld under commercial construction contracts must be held on trust in liquid assets and paid when due.

"Although the retention regime applies from March 2017, the trust obligation applies to all retentions held on that date above a minimum amount," Mr Degerholm says.

"That means the impact may be greater and more immediate than some expected — so companies, and the industry as a whole, have plenty of work to do to review their contracting arrangements, and ensure they hold retentions on trust and pay them when they are due."

To view the roadshow dates and venues, and to register, visit <https://nziqs-cca-roadshow.eventbrite.co.nz>.

• Building Today legal columnist Tim Bates summarises the changes brought about by the Construction Contracts Amendment Act 2015 on Page 28.

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## Wynyard Central apartments set new sustainability standard

Wynyard Central in Auckland has become the first large-scale multi-unit residential development to achieve a Homestar Design rating for sustainability and energy efficiency.

Homestar is the independent system that rates the health, comfort, efficiency and sustainability of New Zealand homes on a scale of one to 10.

Wynyard Central has set a high benchmark, with all residences achieving a minimum 7 Homestar Design rating. By comparison, a typical new home built to minimum Building Code requirements would rate around 3 or 4 Homestar.

The high-end Wynyard Central development consists of 113 apartments and townhouses under construction in Auckland's Wynyard Quarter. The development is the first to be rated under the updated Homestar tool, adapted specifically for multi-unit developments.

Wynyard Central developer Willis Bond & Co is the principal sponsor of the Homestar tool update.

"Our aim is to create some of New Zealand's greenest urban precincts. For buyers, a Homestar rating verifies the home has been designed for genuine sustainability," managing director Mark McGuinness says.

Passive design is a core focus of Wynyard Central, with apartments requiring no artificial heating and cooling for 80% of the year, and no artificial lighting in living spaces for 80% of annual daylight hours.

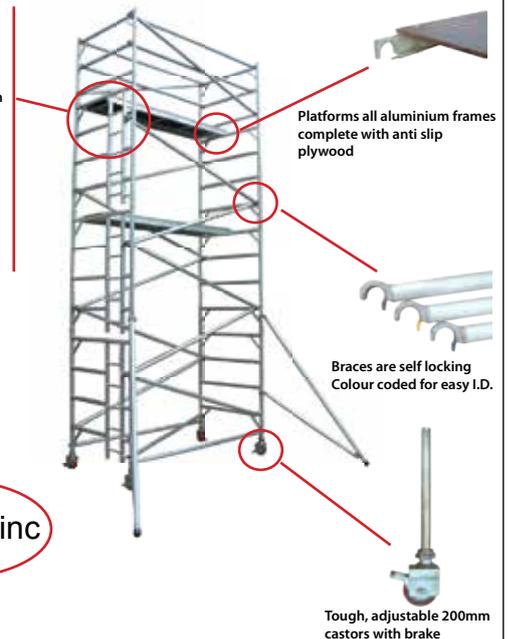
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# Subcontractors welcome greater protection from company liquidations

Subcontractors have welcomed the Government changing the law to help protect them in the event of a construction company collapse.

The Government has passed a measure that

means money owed to subcontractors will be deemed to be held in trust and be unable to be scooped up by banks or receivers if a developer or main contractor runs into financial trouble.

Subcontractors lost more than \$18 million in retention payments owed to them following the collapse of Mainzeal.

The retention payment system allows the main contractor or developer to hold up to 10% of the sum due to a subcontractor, interest free for up to two years, as a guarantee of the quality of the work.

Specialist Trades Contractors Federation president Graham Burke says the passing of the Construction Contracts Amendment Bill was good news for subcontractors.

#### Subcontractors' confidence

"This decision means a great deal to thousands of subcontractors who can be more confident that if a construction company fails, they will receive the retention money owed to them.

"The Federation, which represents more than 5700 contracting firms in New Zealand, welcomes the pragmatic and reasonable solution from the Government, particularly in light of the surge in construction activity, especially in Auckland and Christchurch.

"During economic upswings, firms often grow rapidly to meet demand and may over-extend themselves. If they are up to their borrowing limit with the bank, then there is the opportunity to use the retention payments they are holding as working capital," Mr Burke says.

"If the company fails, historically those retentions have been used to pay the liquidator and secured creditors such as the bank or IRD.

"We are very pleased that the amendment has placed a legal obligation on developers and main contractors to protect retention payments which belong to subcontractors."

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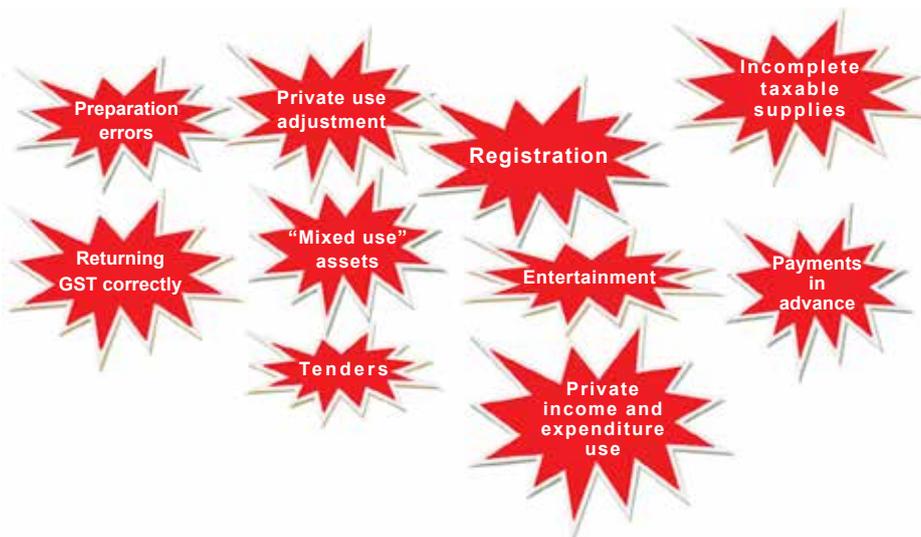


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*The quality of all Northpine products is rigorously tested to ensure each batch of timber meets New Zealand Standard requirements.*

**R**adiata pine trees grown in Northland are scientifically proven to produce the strongest, stiffest and densest pine timber in New Zealand — characteristics being harnessed by Northpine Ltd.

The award-winning Waipu sawmill processes radiata pine sourced from sustainably managed Northland forests to produce top quality structural timber components for house framing.

From its distribution yard in Silverdale, Northpine produces its specialist Northbeam range of structural beams and posts, including large-dimension beams and long-length and H5-treated timber.

These aesthetically pleasing, high value products are generally preferred for use in exposed areas where the natural warmth and beauty of solid wood provides visual impact and unique character to a structure.

With Northbeam products, framing can be turned into a truly distinctive feature with exposed timber beams and joists. The range also provides flexibility and the opportunity to create eye-catching designs for outdoor features such as decks, gazebos or pergolas.

Strength is another key characteristic of the Northbeam range, which is processed from



*Northpine's Bruce Larsen.*

kiln-dried timber carefully selected to ensure it is structurally strong and dimensionally stable.

The result is high quality timber with structural performance that is competitive with steel or engineered wood products.

In addition to the large dimension or unusual sized products regularly processed under its Northbeam range, Northpine will also consider making one-off production runs for clients at its Waipu sawmill.

The complete range of standard structural components for house framing is also manufactured at the Waipu sawmill. These components, all made from Northland pine,

provide the basis of what has become a growing, locally-based, value-added industry.

The quality of all Northpine products is rigorously tested, with structural timber graded in process and samples placed under stress to ensure each batch of timber meets New Zealand Standard requirements. This testing regime is also independently verified by a third party auditor — Graderight.

Northpine products are sold throughout Auckland and Northland via independent building merchants, with a limited product range sold in Australia via wholesalers.

Northpine Ltd takes its environmental responsibilities seriously and works hard to minimise any adverse impact of its operations on the environment. It is also an enthusiastic supporter of its local community through a range of sponsorships and initiatives.

The firm is constantly looking to identify new products and systems that meet the needs of its customers and provide them with high value solutions.

With a steady stream of maturing, structurally superior pine logs available in Northland for the foreseeable future, Northpine's vision of being a sustainable, specialist sawmill is coming to fruition.



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The close-knit Mardeco team values innovation and excellence, which has led it to create its own range of sliding door hardware, the M-Series.

The company also imports products such as Mardeco kitchen and cabinet hardware, the JNF range of architectural hardware, Fitflex expandable cutlery inserts, CL cabinet locks and ArtiTeq picture hanging systems.

Mardeco adheres to high standards of perfection, and imports only the best products. The company is all about quality, design and good service, and looking after its clients and ensuring they can get the products



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# Protection for the life of the building

By John Oliver, inventor/marketing manager, Hiandri Solutions Ltd

Hiandri bottom plate packers have been promoted over the past year as a solution to preventing delays at the pre-line stage. However, this is not the reason they were invented, and there is a lot more to Hiandri bottom plate packers.

They were invented to help solve the “leaky home” problem or, more accurately put, the “rotting timber frame” problem that has reportedly cost this country \$11.4 billion — not to mention the huge human toll this problem has created.

Once Hiandri has been installed on all timber framing of a building, the bottom plate can never sit in water which, once saturated, acts like a blotter, sucking water up the studs over a long period of time, with the obvious end result.

Better than that, the fact that the timber remains dry over its life means moisture can drain from the frame, which it cannot do when the timber is saturated.

I installed Hiandri bottom plate packers on a 400sq m home in Hamilton belonging to an engineer nine years ago. I recently visited him for a testimonial, which he was more than happy to provide.

He then went on to tell me his shower had been leaking for many years, which he had difficulty solving, and showed me a nail through the cold water feed under the laundry bench which had also been leaking for the same amount of time.

In both situations the owner would have been facing very expensive repair bills but for the installation of Hiandri bottom plate packers.

Hiandri costs less than \$4 per sq m installed. It is not a product to be used only when it rains or for just 6 to 8 months of the year, but for the life of the building and the security of everyone involved in the building process.



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# BCITO Graduate Scholarship recipients announced

Each year the BCITO awards five scholarships to graduating apprentices who are aspiring towards their next learning opportunity to further their career.

Providing access to advanced training programmes, these \$3000 scholarships encourage graduates to further their education and promote the view that ongoing training is the best path to professional success.

To be eligible, applicants needed to have graduated, or be graduating, from a BCITO apprenticeship during 2015.

The BCITO is pleased to announce this year's Graduate Scholarship recipients:

- Callum Bryson, McMillan & Lockwood
- Ash Deacon, self-employed painter and decorator
- Hayden Johnstone, Faulkner Construction
- Jacob Troake, Troake Wall and Ceiling Services
- Jaehwak Yoo, Stone and Tile Solutions

All five recipients were able to show evidence of their successes in the industry, and all expressed a clear commitment to their trade.

They each demonstrated clear drive and determination to succeed, and showed solid career planning, detailing the courses and training they hope to complete during the next 12 months using the scholarship grant.

BCITO Graduate Scholarship recipients can use the scholarship for any training programme that best suits their career development. Some examples include:

- BCITO programmes such as Construction Trades - Supervisor, Construction Trades - Main Contract Supervision, or the Diploma in Construction Management,
- Short courses or seminars on small business management, estimating or contract management,
- a National Certificate, and
- higher level business-related qualifications.

If you're going to complete your apprenticeship during 2016, keep an eye out for your opportunity to apply for this opportunity in 2016. The BCITO will be calling for applications around August/September 2016.

**BCITO**  
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## My Secret to Training Legendary Apprentices...

As our industry grows, along with the demand for skilled trades, it's our job as employers to get the right people trained up and ready to make a difference.

Since starting my own business at age 30, I've been passionate about training. I wanted someone young and fresh to help me out; who would grow to become a valuable member of both my team and the construction industry. So I took on an apprentice through the BCITO.

Seven years and six apprentices later, I'm reaping the benefits.

Not only do I now have a team of guys with the skills that my business needs, but I've got some great mates to work with too.

Finding the right apprentice isn't easy, but once you've found someone you can get along well with, is eager to learn and not afraid of a bit of hard work, you're sorted.

It's then up to you to mentor that person until they've got the skills you both need.

At the beginning, it's all about investing your time, skills and energy. Being a good mentor means giving your apprentices a chance to excel and pushing them to be their best.

Seeing the potential isn't enough; you have to provide opportunities for your apprentice to reach that potential.

After a couple of years of training and hard work, they hit that magic moment and all of a sudden you've created a fully competent tradesperson.

Through training apprentices, I've had excellent opportunities to foster great talent. One of my first apprentices, Willie de Gruchy, went on to win the Auckland 2013 House of the Year. Bill Harkness (pictured), who's still working with me now, won the RMB Carters Apprentice of the Year title in 2013.

I'm so proud of what these guys have achieved, and it's so rewarding to know I have been a part of their career.

The bottom line is that there aren't any downsides to supporting your apprentices to be their best. When your apprentices succeed, so does your business. Who wouldn't want a top class tradesman to work alongside everyday?

**For me, training apprentices just makes sense.**

Ben Redmond  
Redmond Builders & Construction

**BCITO** building people **If you reckon Ben knows what he's talking about and you want to get involved with training CALL THE BCITO ON 0800 422 486. We may even be able to help find you the right apprentice.**



As well as mentoring apprentices, the BCITO provides further opportunities for qualified tradespeople to upskill.

# BT's Back in Time

## 20 years ago:

- New Zealand's first building certifiers, Peter Simpson of Dunedin and Keith Hodgkins of Mt Maunganui, were approved by the Building Industry Authority after a delay of three years caused by insurance difficulties.

Building certifiers were the private sector equivalent of territorial authorities in respect of checking building work for compliance with the New Zealand Building Code.

Each certifier was to be registered to operate within an approved scope of work. As more certifiers were registered, building owners would have the choice of engaging a certifier or a territorial authority to check plans and specifications, and carry out site inspections.

## 15 years ago:

- RMBF chief executive Chris Preston said 2000 had been a year of big changes at the Federation — a year that saw the appointment of four boards of directors, a vice-president and president, and the appointment of at least one outside director.

It also saw the introduction of a charter under which the governance of the Federation was to operate, which he said would allow the Federation to progress in the years to come, and to benefit members through a much more focused and commercial directorship.

## 10 years ago:

- Department of Building and Housing chief executive Katrina Bach told Parliament's social services and select committee that leaky building claims could take 15 to 18 years to resolve.

"if you keep on tracking on the current trajectory, it's got a very long tail, this problem, and it's better to think about some alternative or additional approaches to speed up resolution," Ms Bach said.

She said the system was not the best way to expedite resolution of claims, and that it could be improved.

The DBH estimated up to 15,000 homes could suffer significant leaks, with the cost of repairs alone estimated at \$1 billion.

## 5 years ago:

- Adeline Wong, author of Australian company BIS Shrapnel's *Building and Construction in New Zealand 2009/10 - 2015* report, said the construction sector had been partially held up by infrastructure construction expenditure, as other building activity had remained weak.

Any earlier recovery in the housing market appeared to have stalled, and recent residential building activity had remained sluggish also.

She said softening building activity in the non-residential sector had been led by the social, cultural and religious building sector, where activity levels had dropped off following the commencement of sports stadiums.

The slow pace of economic recovery, combined with the RBNZ's interest rate hikes to normalise lending rates, and the stalled housing recovery, had led consumers to turn cautious, as reflected in the continued sluggishness in the retail trade and housing market.

The report said there would be gathering momentum and recovery in the second half of 2011, supported by an unleashing of pent-up housing demand, which would be aided by improved affordability following personal tax cuts from October 2010

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# Construction Contracts Amendment Act 2015

Timothy Bates, principal of Auckland law firm Legal Vision, looks at changes to the CCA 2002.



In this final article of 2015, I wish to summarise changes brought about to the Construction Contracts Act 2002 ("the Act") by the operation of the Construction Contracts Amendment Act 2015 ("the Amendment Act").

The Amendment Act was given royal assent on October 22, 2015. Many of the changes came into force on December 1, 2015, so that when you read this article, many of you will be bound by the amended provisions of the Act. The following is a summary of the effects of the changes.

## Removal of the residential/commercial split

The Amendment Act takes out the distinction that was previously made as between residential and commercial building contracts which, in turn, affects the notice provisions that must be included with a payment claim/notice of adjudication.

Any payment claim served must include the notice provisions set out in Form 1 as contained in the 2015 Regulations. Any notice of adjudication must be in accordance with Form 2 of the Regulations.

## Application of the Act

The Act now applies to all payments under a construction contract, not just progress payments. It will now cover single payment construction contracts.

## Payment claims

Payment claims must now state a claimed amount, and the due date for payment, not just indicate these details as was previously the position. It places a strict requirement for a value to be put on a payment claim and a specific date for it to be paid. Nothing is left to be interpreted by the recipient.

## Payment schedules

Payment schedules must state, and not just indicate, a claimed amount.

*Note: The above changes came into force as of December 1, 2015, so readers using payment claims, payment schedules and notices of adjudication will need to change their forms. This firm can assist with this process.*

## Changes to the adjudication process

Determinations of rights and obligations are now enforceable in court. The previous position was that parties could be unwittingly involved in adjudications where an adjudicator made a decision upon a contracting party's rights and obligations, which could not be enforced in the courts. The Amendment Act now allows for all determinations to be enforced.

## Adjudicator appointment

A new form of notice of acceptance of appointment, namely Form 2A of the Regulations, must be completed by an adjudicator on accepting an appointment. It is no longer possible for an acceptance to be granted conditional on a fee payment. The new form requires additional information such as expected cost, alternatives, time frames, and rights to extension.

## Extra steps in time line for the conduct of adjudications

A respondent may request additional time for a response, but this request for extra time must be made within five working days from receipt of the claim. An adjudicator must consider the request using specific criteria justifying an extension. Factors to be considered are "the size and complexity of the claim", or whether the claim has been served "with undue haste".

The claimant also has an automatic right of reply to a response, which must be served within five working days of receiving the response. The respondent may, in turn, reply to the reply (rejoinder) at the discretion of the adjudicator, within two working days of receipt of the claimant's reply.

These changes to the adjudication process come into operation as at December 1, 2015, in respect of construction contracts entered into after that date or renewed after that date, unless the parties otherwise opt into these provisions.

## Related services now subject to the provisions of the Act

The definition of "construction work" has been extended to include design, engineering or quantity surveying work, collectively defined as "related services". This is a major change, and will cover all contracts between payer and payee for professional services.

The effect will be on the manner in which these parties invoice, how they go about recovering overdue payments, and the fact that any dispute about these services can now travel down the adjudication route.

This change to the Act will not come into force until September 1, 2016, and will apply to any new or renewed related services contract entered into after that date.

## Retentions

The Amendment Act introduces a new part to deal specifically with retentions. This regime applies to any amount that is withheld that has the effect of a retention.

Retention is defined as an amount withheld as security for performance of payee contractual obligations. This regime cannot be contracted out of.

The retention regime will require any party holding retentions to hold these on trust, but not in a separate bank account. A party holding retentions cannot escape his/her obligations to make payment of the retentions because he/she did not get paid. The trust will end once the retentions are paid out or the retentions are used to remedy defective works.

The retention regime will only apply to commercial contracts though. It will only come into force as at March 1, 2017, and will apply to retention monies from that date no matter when those monies were originally held.

It will not apply to contracts with residential occupiers, and will only apply to contracts that have a value above a de minimis amount to be set in the Regulations.

## Summary

There is some immediate compliance work required by readers in terms of form adjustments when using payment claims/payment schedules/notices of adjudication.

There is compliance work required to be done

*Continued page 29*

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# Things I just don't get

Architect Don Bunting muses on innovations and advances he just can't get his head around.

I just don't get Facebook. I know it has more than 1.5 billion worldwide users on a monthly basis, but I don't see its value, as a social mechanism or a business tool.

Everyone who is tech-connected will tell you, including your children and grandchildren, that it's great. But getting them to explain what it does other than enabling them to exchange photos of their cat, or more intimate words and pictures, and they are stumped.

I'm sure it's a lot of fun and helps to fill those boring hours at work. But a company with a market value of \$250 billion? Really?

They say that "if you are not paying for the product you are the product". This was first used in response to the influence of TV advertising in the 1970s, but is just as true today about social media.

If you are connected, someone will use that fact to sell product, either directly or by selling your personal data on to others.

Much of what modern technology can offer is good and, to some extent, useful, both socially and in business. But it's a real concern when something that was originally designed as a means for university students in Boston to rate co-eds as "hot or not" has become such a powerful means of simply filling in time.

A birthday card I saw recently had an office assistant in front of a computer screen saying: "Well that's 15 minutes of work and looking fabulous; now back to Facebook!"

Social commentator Phillip Adams talked about the "dumbed-down realm of digital dementia — the early onset beginning when parents first give their children iPads".

While exaggerating for effect, he makes the

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*From page 28*

by "related services" professionals before September 1, 2016. Thereafter, on March 1, 2017, the new retention regime comes into force.

Keep in mind that a failure to use the new form of payment claim could result in you falling outside the protection of the Construction Contracts Act 2002.

**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 on the information contained in this article.

point that so much of what children and many adults spend their time on when accessing social media is essentially mindless.

I understand the value of Google, Wikipedia (with some restraints on lack of rigour in oversight), Skype, iTunes, YouTube, the ever-growing number of music and entertainment sites, and LinkedIn (if you want to tell the world how great you are); and I use them all on occasion.

I also understand how some companies use Facebook as an occasionally successful means of spreading the word on a new innovation; by dropping it on to their Facebook page in the hope their so-called "friends" will pass it on to others. But Facebook being worth \$250 billion?

## Industry advances

I don't get why our industry is not good at accepting new technologies. In a way that's a good thing, as some advances in IT have proved to be damp squibs, or have sat there unfulfilled many years later.

Building Information Modelling (BIM) was first mentioned in the late 1990s, and is only now showing a few signs of serious take-up. Taking time to see whether a new innovation is worthwhile saves a lot of pain and wasted investment. Nevertheless, early adopters will tell you that being first may be painful, but is also lucrative.

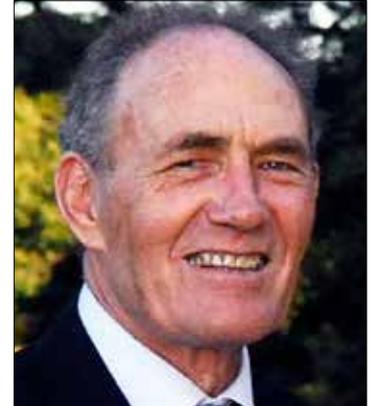
Time will tell whether BIM realises its full potential. What I just don't get is why industry organisations are not doing their bit to develop the necessary protocols to ensure that true collaboration can happen.

Without full collaboration between all the key players — designers, contractors, product manufacturers and BCAs — BIM will remain more potential than reality.

Industry organisations also need to sell the advantages of BIM to investors and building owners, because the post-construction use of BIM is a real selling point.

## Poor performance

I just don't get why our performance-based building code has been such a failure. Yes, it has to be described as a failure. Show me the innovations it promised, explain to me why the weathertightness tragedy occurred and now explain to me why we have Auckland Council



talking about a 25-40% failure rate of on-site inspections?

There is now talk about allowing builders to self-certify their work. When the original government committee produced its first draft of the current building code, they included the possibility of designers being required to self-certify compliance of their own design work.

This proposal failed to clear the final hurdle and, although raised again in the 2004 review, it was set aside.

The effect of its adoption would have been dramatic. Any architect or engineer required to certify compliance would have insisted on being retained by the client to observe the construction phase.

And designers would have insisted on managing the whole construction process to ensure there was no substitution of shonky materials or use of substandard building practices.

Would it have prevented the problems currently besetting our industry? Maybe, maybe not, but it would have focused certain parties' attention on getting it right or paying the price.

## The internet of things

The internet of things is the network of physical objects or "things" embedded with electronics, software, sensors and network connectivity, enabling these objects to collect and exchange data.

The thought of companies being able to track my car usage, supermarkets being able to know what I have or don't have in my refrigerator, or companies knowing how and how often I wash my smalls is hopefully a step too far.

If you watched the recent Rugby World Cup you might have noticed the rectangular lump on the back of players' jerseys. These were GPS monitors used to track and analyse each player's movements on the field. Welcome to the future.

## Where did that year go?

Terry Sage of Trades Coaching New Zealand alludes to that phrase made famous by The Rolling Stones — time waits for no one — and says if you want more of it then it's time to think of your future.

Here we are in December, so we can officially talk about Christmas now.

If you are thinking "he's lost the plot — we've been talking Christmas for months", then it proves you never read this column last month, or the memory's been effected by getting too close to the silicon gun again.

Remember the campaign that you were supposed to show support for — "Kick Christmas into December"? Well, it's upon us now and oh, how quickly it has happened.

Who remembers last Christmas (the non-silicon users that is) or the one before that? Yep, they seem like only yesterday. We hear the saying almost daily — "Where has the day/week/month/year gone? Time just flies."

And it's true — time seems to slip by much faster these days.

Apart from the hundredth of a second Big Ben loses every year, time does not go any faster. Nothing rocket science about that statement, so why, why does it always feel we are chasing our tails because time is short?

Again — and it's not NASA stuff here, it's simple — we cram too much into every day and do not leave time to sit and enjoy and savour and look upon the beauty of our lives.

Hold that thought will you because the phone's ringing — both of them and, damn, there's a knock on the door now. And look at the time! I was meant to be at Mrs Bucket's five minutes ago.

My point exactly, dear people. And as business owners, the point is even more pronounced.

I was talking to a retired gentlemen the other day. He's getting close to 90, and he said "don't know where the years have gone. If I knew it was going to be like this I would have bloody well walked slower".

He was sorting out his bait for a fishing trip and, as he's about to turn 90 he's one of the lucky ones — think of all those runners in life that never made 90.

So, now I have ruined your Christmas by sending you into a state of depression and a desperate search for a local psychiatrist, I am also going to give you some homework while you're celebrating the festive season.

Now, if:

- this year has flown by for you,
- you can still remember the last New Year's resolution you made which you have not got around to doing yet,
- you have still not opened Aunty Flo's Christmas present from last year (knowing it's socks is no excuse), and/or
- you are still keeping a low profile from Deidre's husband after what you said at last year's Christmas Party, then it's time to wake up because Big Ben is about to lose another hundredth of a second, and 2016 is all but starting.

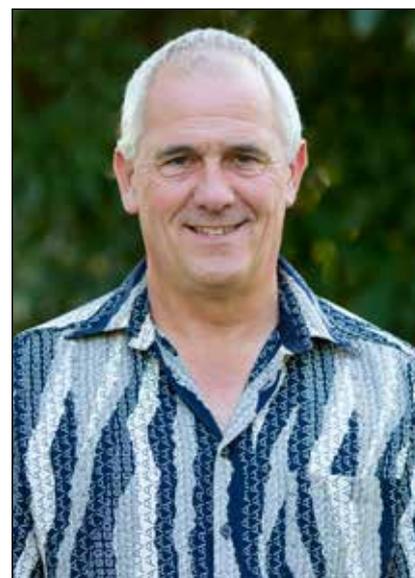
If you want the next one, 10 or 20 years to go as fast as the last, then keep on doing what you are doing.

But if you want to stroll casually, almost lazily, into your 90th birthday party with two snapper in one hand and a smile on your face, then take the time this Christmas to have a serious think about your future.

We are here only once, but the secret is not to waste a moment of it and still be able to manage the benefits of company ownership and the privilege of a family, as well as leading a life.

Is there a simple answer? No there isn't, but that doesn't mean there is no answer. It just means you need to want it, figure it out and fight for it.

Have a great holiday.



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# Building Consents Information

For All Authorisations, October 2015

Dwellings	\$879,742,000
Domestic Outbuildings	\$18,011,000
<b>Total Residential</b>	<b>\$897,753,000</b>
Non-residential	\$479,236,000
<b>Total All Buildings</b>	<b>\$1,376,989,000</b>
Non-building Construction	\$30,884,000
<b>Total Authorisations</b>	<b>\$1,407,873,000</b>

## Number of new dwellings consented

	Oct 2015	Sep 2015	Oct 2014		Oct 2015	Sep 2015	Oct 2014
Far North District	18	29	21	Horowhenua District	9	16	13
Whangarei District	49	45	39	Kapiti Coast District	18	14	14
Kaipara District	16	20	25	Porirua City	11	12	11
Rodney District	63	86	62	Upper Hutt City	4	7	7
North Shore/Albany Wards	302	199	185	Lower Hutt City	11	61	11
Waitakere Ward	29	39	51	Wellington City	69	24	45
Auckland Wards	196	93	113	Masteron District	4	4	7
Manukau/Howick Wards	80	88	98	Carterton District	2	3	10
Manurewa-Papakura Ward	77	91	58	South Wairarapa District	7	1	3
Franklin Ward	58	47	24	Tasman District	23	24	31
Thames-Coromandel District	20	24	17	Nelson City	10	19	16
Hauraki District	6	9	3	Marlborough District	13	19	17
Waikato District	51	63	43	Kaikoura District	0	3	3
Matamata-Piako District	13	10	5	Buller District	0	0	3
Hamilton City	90	124	75	Grey District	3	3	3
Waipa District	49	47	28	Westland District	3	1	4
Otorohanga District	5	2	5	Hurunui District	8	8	10
South Waikato District	7	8	3	Waimakariri District	69	42	77
Waitomo District	0	0	1	Christchurch City	259	308	425
Taupo District	17	33	13	Selwyn District	116	119	120
Western Bay of Plenty District	39	39	31	Ashburton District	13	17	18
Tauranga City	155	125	75	Timaru District	17	22	22
Rotorua District	8	15	9	Mackenzie District	6	5	6
Whakatane District	3	7	4	Waimate District	1	1	4
Kawerau District	0	0	1	Chatham Islands Territory	1	0	0
Opotiki District	2	2	1	Waitaki District	1	6	4
Gisborne District	9	8	9	Central Otago District	19	16	17
Wairoa District	0	1	1	Queenstown-Lakes District	96	65	75
Hastings District	14	15	11	Dunedin City	19	25	33
Napier City	19	14	17	Clutha District	1	3	8
Central Hawke's Bay District	2	2	2	Southland District	8	8	10
New Plymouth District	69	14	51	Gore District	3	2	1
Stratford District	0	0	4	Invercargill City	6	31	5
South Taranaki District	4	2	5	Area Outside TA	0	0	0
Ruapehu District	1	3	3				
Wanganui District	9	3	3	<b>Total</b>	<b>2349</b>	<b>2242</b>	<b>2152</b>
Rangitikei District	1	0	1				
Manawatu District	10	7	2	• Based on 2006 census areas			
Palmerston North City	25	11	18	• Each dwelling unit in a housing project is counted separately			
Taranaki District	3	2	2	• Figures in these tables may differ from published statistics			

Source: Statistics New Zealand

## What's On the Web?



• *Congratulations go to Peter Shewan of Matakana, who has won a DIY 3 x outlet Unovent kitset valued at \$1265!*

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