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THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

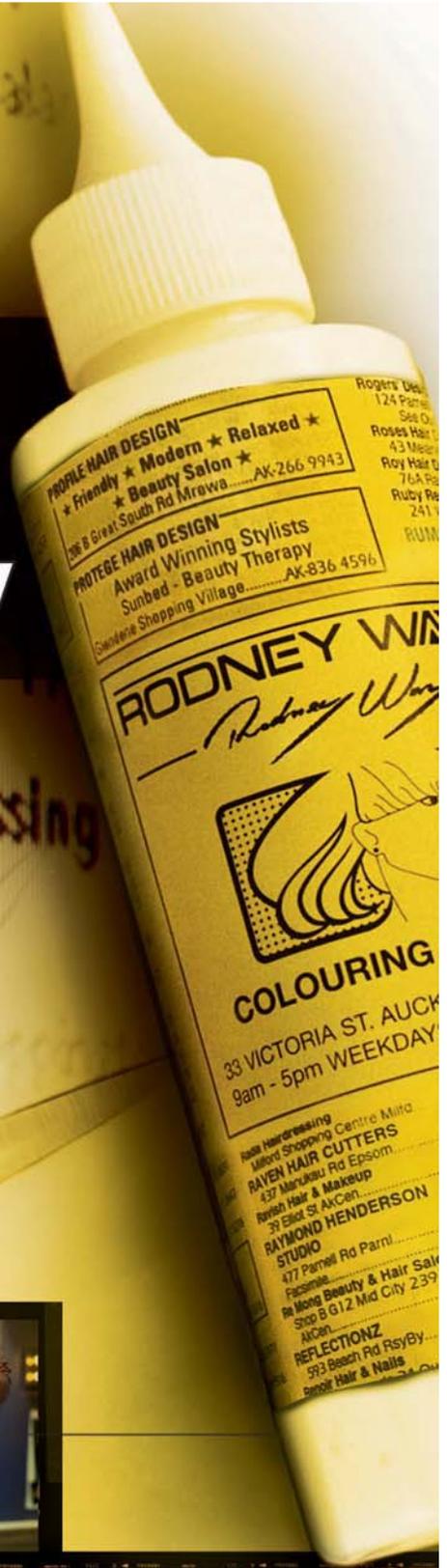
OCTOBER 2005  
VOL 15 NO 9



All the results, pics  
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# RODNEY WAYNE RECOMMENDS PERMANENT YELLOW



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New Zealand

Rodney Wayne Hairdressing



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# building today

*Building Today* has launched its new web site (not surprisingly at [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)) and we recommend you have a wee look next time you're surfing the net.

Apart from being able to read the hard copy on line, we will be adding archived copies from past years which, coupled with a very powerful search engine, will enable readers to bring up stories on any topic that has been published in the magazine.

This will also be a very attractive feature for on-line and hard copy advertisers as it will enable readers to quickly find information about advertised products and services. read more about the new site in this month's e-bt section on pages 38 and 39. This issue also features the outstanding winners of the Registered Master Builders PlaceMakers 2005 House of the Year and Commercial Awards.

**Andrew Darlington**  
 Editor



**cover story p16**

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# chief's chat

by ceo pieter burghout

## Constructive policies essential

**A**s I write this column, caretaker Prime Minister Helen Clark is negotiating the terms of her third Labour-led Government with a number of the minor political parties.

The multi-party make-up of the new Government will set a crucial political context for the next few years — just when there are a number of important regulatory issues making their way through the system.

The key effect of having another Labour-led Government is that we can expect “more of the same” in terms of the general policy approach coming out of Wellington.

Another key issue is who the next minister responsible for building issues will be. In the past couple of years we have had four such ministers — Margaret Wilson, Lianne Dalziel, John Tamihere, and most recently, Chris Carter.

Looking ahead, whether Chris Carter is re-appointed or not, one would hope to expect a level of continuity in the portfolio so the construction industry can develop faith in the approach being taken at ministerial level.

One of the more important activities the Registered



Master Builders Federation undertakes is working with the Government on the key policy issues of the day.

We work to ensure the interests of our members and the broader industry are properly represented by decision makers. This advocacy role is often a thankless task, and sometimes it's what you stop happening that is more important than pushing for the outcome you are actually seeking — and it's often work that you can't seek any public recognition for.

Nonetheless, it's work that is core “bread and butter” for an organisation such as ours.

The Federation's approach is multi-faceted:

- to have an objective and non-partisan relationship with the Government, but to be absolutely passionate about the things we are advocating on behalf of our membership,
- to be logical in the policy approach we present, yet represent the strong emotions of our members when it comes to some of the serious issues we deal with, and
- to be humble in the critical role we play, while also being a proud representative of, and for, the construction industry.

In short, our job is to professionally advocate policies and issues in the best interests of our members. We need to look out for the overall well-being of the industry while, at the same time, ensuring the Government's policy is based on proper analysis and sound research, and that it advances solutions that will actually work.

There are a number of policy projects on the go within the Department of Building and Housing that are entering a critical phase — building practitioner licensing, review of the Building Code and associated regulations, and the ongoing review of critical industry standards, to name just a few.

Given the 65% industry coverage we represent, the Federation has a key role to ensure the industry's regulatory framework is workable and will achieve the outcomes being sought.

We look forward to working with the Government, the minister and departmental officials to get that regulatory framework right for the construction industry.

**To read this article on-line, and for related web site links, go to:**  
[www.buildingtoday.co.nz/october05/rmbf1](http://www.buildingtoday.co.nz/october05/rmbf1)

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# Gargiulo top apprentice in Canterbury



From Left: Building and Construction Industry Training Organisation (BCITO) chairman Peter Robson, Christchurch Mayor Gary Moore, Daryl Hewitt of DJ Hewitt Builders, John "Cocksy" Cocks of Carters, Registered Master Builders Carters 20 05 Apprentice of the Year - Canterbury Region Pierre Gargiulo, Carters regional manager Iain Osborne and Registered Master Builders Federation chief executive Pieter Burghout.

**P**ierre Gargiulo, 22, of Harewood, Christchurch, has won the inaugural Registered Master Builders Carters 2005 Apprentice of the Year competition for the Canterbury region.

Pierre was presented with his award by Christchurch Mayor Garry Moore, Registered Master Builders Federation chief executive Pieter Burghout, Carters regional manager Iain Osborne and Building and Construction Industry Training Organisation (BCITO) chairman Peter Robson.

The competition aims to foster and encourage the training and development of young carpentry apprentices. Entrants are judged on their practical skills, knowledge of the building sector and materials, and the way they relate to people.

Endorsement from their employer and education institution is also taken into account.

Pierre, a carpentry apprentice for DJ Hewitt Builders in Christchurch, says he is thrilled to win the prestigious competition.

Richard Rozbicki from the judging panel said Pierre showed a high calibre of building expertise,

demonstrated a superior balance between the demands of work and study and was highly respected by his employer, as evidenced by his current position of foreman.

Another judge, and award-winning builder Clive Barrington, agreed when he spoke at the awards function.

"These awards and the 10 regional finalists have restored my faith in the young people of today," he said.

Mr Burghout says the Registered Master Builders Federation is committed to industry training, and the Apprentice of the Year awards helps to encourage young people into the sector.

"The construction industry is an excellent career choice, and rewarding successful apprentices is a great way to nurture and grow the future of the sector," Mr Burghout says.

"These awards provide an incentive for trainees and demonstrate the kind of personal and trade skills we

are looking for in our young people coming through."

Katrina Osborn, spokesperson from principal sponsor Carters, agrees.

"Apprentices are the key to the construction sector's future. Carters wants to support young tradespeople as they gain the skills and experience they need to build successful careers," she says.

Pierre receives an Outward Bound Leadership course to the value of \$3500 and a study grant of \$2500.

The Registered Master Builders Carters 2005 Apprentice of the Year is supported by principal sponsor Carters, and supporting sponsor the BCITO.

For more information on the competition, contact your local Carters store, the BCITO or visit [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz).

• **Building Today** will be covering the four other regional Registered Master Builders Carters 2005 Apprentice of the Year competitions in future issues.

To read this article on-line, and for related web site links, go to:  
[www.buildingtoday.co.nz/october05/rmbf2](http://www.buildingtoday.co.nz/october05/rmbf2)

# Future Proof Building – ignore at your peril?

By RMBF president **Mike Fox**

**F**uture Proof Building is the next consumer-driven initiative that builders, designers and developers will need to embrace if they wish to deliver a sustainable product that their clients want.

Future Proof Building is the brainchild of construction visionary Lester Haycock and his innovative team at Construction Marketing Services Ltd.

*Building Today* has featured this concept in depth, and it is something builders are going to hear a lot more about as the programme rolls out and the consumer is wised up to what is available to them.

Simply put, Future Proof Building means incorporating features that may seem cutting edge today but will become standard features in the future.

As clients are investing significant funds into their projects they will want to ensure their home or building maintains and improves its value. Having outdated features, materials or technology used in the construction of a project is a sure way of diminishing the value of the asset.

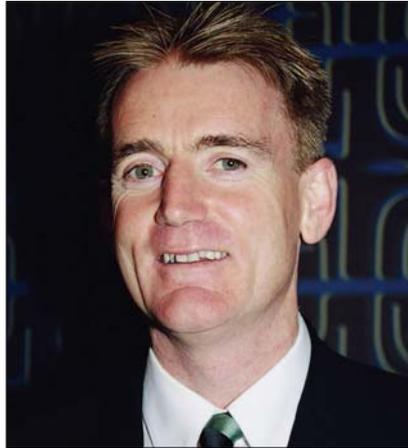
Conversely, careful planning and analysis of future requirements will maintain the building's value, keep maintenance to a minimum and produce a comfortable living environment that meets its occupants' needs for many years to come.

Many key industry players, manufacturers and suppliers — including Carters and the Registered Master Builders Federation — have partnered with CMS to help educate the industry and consumers about the benefits of Future Proof Building.

You will see significant advertising and promotions aimed at the consumer who will, in turn, request from their builders and designers relevant elements of Future Proof Building to be included in their projects.

If you have any doubt of the effectiveness of this type of pull-through promotion look no further than the Gib Living Solutions campaign. Clients are now driving the inclusion of Gib noise zones, tough zones and wet zones, all as a result of being educated about the product and the solutions they deliver.

Previously, Winstone Wallboards marketed direct to the industry with little uptake. That all changed when the consumer was educated, and it will be the same for Future Proof Building. So how does it all work?



RMBF president Mike Fox.

Eight icons relevant to the design and construction phase have been developed by CMS. Each one of these has considerations and best practise scenarios that, in many cases, will be beyond the minimum required under the Building Act or may not even be a consideration. But all will deliver sustainable benefits in some way to the end user. The icons are:

## • Energy Efficiency

Energy costs are rising like never before and, no doubt, will continue to rise as resources become scarce. Heating your home and water uses the bulk of your energy.

Efficient ways of heating, insulating and even passive solar energy will become increasingly important to energy-conscious clients.

## • Space Management

Changes to lifestyle and increasing construction costs mean space management is an essential consideration in the design process.

Good use of available space can mean that a similar lifestyle can be achieved from smaller areas and, hence, save on construction costs. Flexible designs and multi-purpose rooms will lead the way in the future.

## • Life Cycle Costing

More expensive materials with a longer life can often work out to be a more cost-effective option than low cost, short life alternatives. This is a crucial part of the decision-making process but is a rarely discussed

option with clients, as all too often the focus is on the immediate bottom line.

## • Sound Control

With sections becoming smaller and homes consequently being built closer to each other, noise pollution has become an issue. Glazing systems, wall linings and sound insulation systems are all relatively simple to install at time of construction, producing good results.

## • Quality Assurance

Future proofed homes are built from quality materials, correctly installed by building professionals. The building industry is expected to become more focused on quality assurance as home owners look for guarantees and warranties to protect their investments.

## • Resource Responsibility

It is no longer acceptable to simply take the cost-effective options when building. We need to promote the use of environmentally-friendly products, recycled materials and renewable resources in order to make efficient use of our limited resources.

## • Security and Automation

Just as you would not dream of installing a garage door today without a remote garage door opener, there will be things in the future that will be regarded as standard.

These could include centrally-controlled computer systems for lighting, heating, home entertainment and security.

However, building for the future today could be as simple as making provision so that it is easy to install wiring and services as they become available.

## • Health And Safety

Many common health problems can be kept at bay by incorporating future proofed materials and systems into new homes.

Efficient systems for keeping the home warm, dry and well ventilated, along with the use of non toxic building materials, will enhance living conditions for the occupants.

If you would like to know more call Carters Consultancy on 0800BUILDING or visit the CMS web site at [www.cmsgroup.co.nz](http://www.cmsgroup.co.nz). I suggest you find out more before your clients start asking you for Future Proof Building. There is nothing surer that they will.



To read this article on-line, and for related web site links, go to:

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# Building industry not a cash cow for local government

**T**he building industry must not be regarded as a cash cow for local government, Construction Industry Council chairman John Pfahlert says.

He says proposals by the Auckland Regional Council to impose a special levy of \$5000 on each new dwelling in a subdivision to pay for rail commuter transport is outrageous.

"This industry already faces burgeoning and controversial charges imposed by many local authorities for consent and compliance activities.

"These costs are pushing up the price of new housing. On top of this comes the suggestion from the ARC of a special levy to pay for transport.

"Is it any wonder that prospective first home owners are facing great difficulty in finding a home that fits their budget?"



Construction Industry Council chairman John Pfahlert.

"The worst feature of the ARC proposal is that it has the power to impose the levy region-wide and, consequently, impact on thousands of new home subdivision buyers who would not be serviced by rail.

"This industry is not a cash cow for governments at any level. Increases in building costs feed right through communities and into the inflation indexes.

### Robust reaction

"I hope ARC transport chairman Joel Cayford will think again on this proposal and consign it to the rubbish bin.

"Should he proceed to try and implement it he can expect a robust reaction from the industry as a whole," Mr Pfahlert says.

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## School looks forward to return of construction contractors

Staff at the recently-completed Albany Junior High School in Auckland have just one issue with main contractor Multiplex Constructions — the state of the school's trophy cabinet.

The partnership that grew between the two organisations during the 17-month construction project led to a friendly soccer match, for a trophy donated by the school.

Principal Mike Jackson says having supplied the school with a trophy cabinet to hold its only trophy at the time, Multiplex went ahead and cleaned out the cabinet!

"We are now very keen to restore the trophy cabinet," Mr Jackson says.

New Zealand's first purpose-built junior high school, Albany Junior School teaches Year 7 to 10 students for four years, rather than the two they would normally spend at intermediate school.

Construction of the \$50 million school was delayed by the bad weather of 2004, and in February this year Mr Jackson found himself in the unenviable position of opening the school for the first intake of 220 Year 7

students while work was still taking place.

"I have to say, I was very nervous about having 11-year-old students alongside a major construction site for six months until the job was finished," Mr Jackson says. "It was absolutely not an ideal situation.

"But I was more than pleasantly surprised. Our students were safe and our staff were supported — we couldn't have asked for a better environment.

"Multiplex is an incredibly professional company and the willingness of their senior management team to listen and discuss issues with us, as well as the way they controlled their subcontractors, was outstanding," Mr Jackson says.

Multiplex Constructions (NZ) managing director Dan Ashby says everyone recognised that the circumstances had the potential to be a horror show.

"We were trying to carry out a major construction project with 220 kids on site, and they were trying to

run a school with a construction project taking place all around them," he says.

### Goodwill

"The goodwill from both sides meant that not only did the job get done but everyone came away as friends."

Mr Jackson adds that the inevitable minor defects since the completion of construction have been handled efficiently. "Nothing has interfered with teaching and learning at the school. Multiplex is very good at fitting in around the school day so classes aren't disrupted, and all the health and safety requirements are met."

He says the Multiplex team was considered as much a part of the school as anyone else and, along with staff and students, was presented with commemorative badges at the school's opening in February.

The much-anticipated return soccer match is scheduled to take place late this month.

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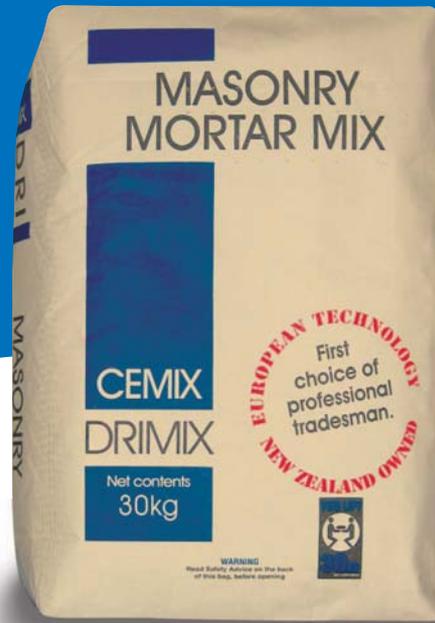
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# Registered Master Builders PlaceMakers 2005 House of the Year and Commercial Awards

## National Winners

### 2005 Registered Master Builder of the Year — Residential and 2005 PlaceMakers Supreme Award Winner

Bruce Barton, Barton Builders Ltd  
Site Location: Piha

### 2005 Registered Master Builder of the Year — Commercial

Chris Yeats, Chris Yeats Builders Ltd  
Site Location: Wilderness Lodge, Arthur's Pass

### PlaceMakers Renovation Award up to \$250,000

Paul Brockie Builders Ltd  
Site Location: Nelson

### PlaceMakers Renovation Award over \$250,000

Tomlinson Construction Ltd  
Site Location: Lower Hutt

### New Homes under \$200,000

Horncastle Homes Ltd  
Site Location: Redwood, Christchurch

### New Homes \$200,000 — \$300,000

The House Company (BOI 1998) Ltd  
Site Location: Kerikeri

### New Homes \$300,000 — \$400,000

Clive Barrington Construction Ltd  
Site Location: Merivale, Christchurch

### New Homes \$400,000 — \$600,000

Kuriger Builders Tauranga Ltd  
Site Location: Matua, Tauranga

### New Homes \$600,000 — \$1 million

R & A Windsor  
Site Location: Matangi, Waikato

### New Homes over \$1 million

Barton Builders Ltd  
Site Location: Piha

### Nulook Builders Own Home Award

D J Hewitt Builders Ltd  
Site Location: Redcliffs, Christchurch

### James Hardie Show Home Award

Vardina Homes Ltd  
Site Location: Palm Beach, Papamoa

### QBE Insurance Commercial Award under \$2 million

Chris Yeats Builders Ltd  
Site Location: Wilderness Lodge, Arthur's Pass

### Commercial Award \$2 million — \$5 million

Hawkins Construction  
Site Location: Innovation Waikato, Hamilton

### Commercial Award over \$5 million

Naylor Love Construction Ltd  
Site Location: Ross Home, Dunedin

### Lifestyle Awards

#### GIB Living Solutions Award

Adobe Enterprise Ltd  
Site Location: Bethlehem Heights, Tauranga

#### Origin Structural Assurance Award

R & A Windsor  
Site Location: Matangi, Hamilton

#### Pink Batts Ultra Energy Efficiency Award

Headstart Developments Ltd  
Site Location: Tasman, Nelson

#### Heart of the Home Kitchen Award

Headstart Developments Ltd  
Site Location: Tasman, Nelson

#### Mico Bathrooms Award

D J Hewitt Builders Ltd  
Site Location: Redcliffs, Christchurch

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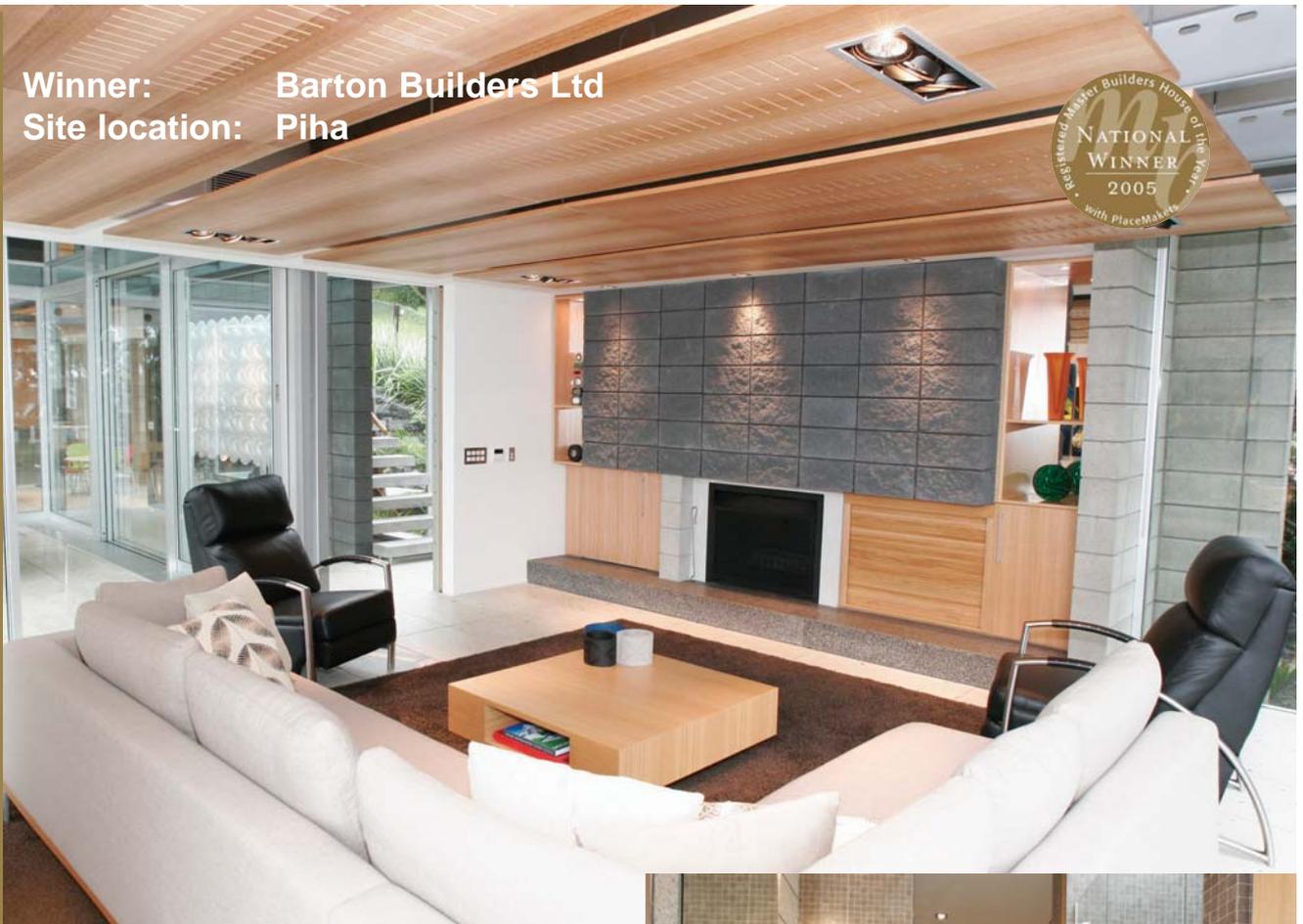


**James Hardie**



**MICO Bathrooms**

Winner: Barton Builders Ltd  
Site location: Piha



This architecturally-designed home is organised around an internal black honed block. This wall forms the spine of the house and splits the living on the ground floor. The upper level makes a distinction between the guest and owner's precinct.

The split in the building form organises the rooms around a central protected courtyard, which is the main living area. The exterior is layered with floating glass and concrete, and the interior has been built with natural, elegant materials that help create a feeling of natural space.

On the lower floor there is a garage, wine cellar and workshop with internal access to the ground floor. Here, there is a family room with bathroom facilities and a dining room opening into a large internal courtyard and kitchen with a scullery and laundry behind.

Separated by the spine of the house is a more formal, quiet lounge, again opening onto the internal courtyard.

On climbing the floating stairs to the first floor there is a study area, two guest bedrooms and a bathroom complex, all extremely spacious. A glass bridge running along the spine takes you to the master bedroom and ensuite.

The home is of exceptional quality, incorporating high quality finishes, and exhibits an outstanding example of construction in all aspects.

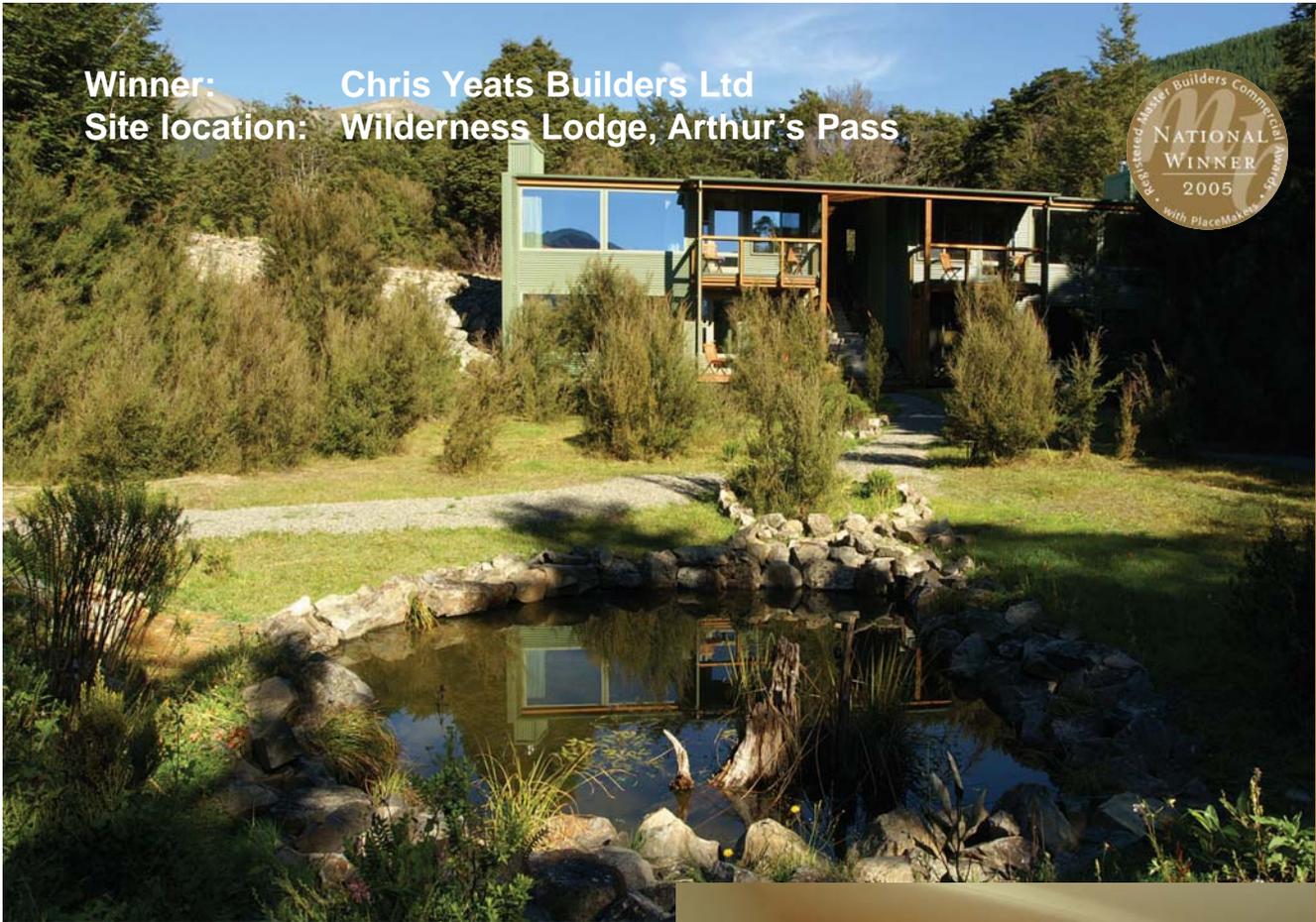
Judges described the building as an extremely challenging design, and said the builder had completed the project faultlessly.



**Winner:** Chris Yeats Builders Ltd  
**Site location:** Wilderness Lodge, Arthur's Pass



2005 Registered Master Builder of the Year — Commercial



The brief was to construct four new luxury units as part of, but separate from, an existing lodge complex. The site was difficult, with no drive-on access, and all materials had to be craned in from a spot above the site.

The buildings are made of pre-cast concrete panels with suspended concrete floor, then timber framed first floor wall and roof framing, coloursteel roof and wall claddings, double-glazed aluminium joinery and GIB linings with some MDF veneer feature panels. All fittings are luxurious.

The site presented challenges — the building was built into a hillside, with a tanked retaining wall forming the rear wall of the building. The pre-cast wall panels were built, then sized by the design engineer before being lifted into place using a 30-tonne crane.

Construction began with excavation of the site while panels were pre-cast in Greymouth. The weather was unreliable, with several heavy snowfalls slowing progress and making access from Greymouth difficult.

In order to speed up construction, all concrete wall panels, pre-stressed floor units and timber wall framing were fabricated off-site and trucked in and placed by crane. Roof framing was cut and installed on site. The wall framing, while kiln dried, needed considerable heating to dry once the building was closed in, due to rain and snow. Despite the weather the buildings were completed in the contract period of four months.

Judges praised the builder's extreme attention to detail, innovation and organisation in testing circumstances.





**GIB Living Solutions Award - for a better living environment**  
**Builder: Adobe Enterprise Ltd**  
**Site location: Bethlehem Heights, Tauranga**

From the moment you step into this home you will be transported to rural France. Lime washed exterior walls in soft terracotta and massive hand-made wooden doors open onto Flagstone flooring. A rusted iron finish balustrade leads you left up the wide stairway to the second level.

Leading from the entry is the large family, dining and kitchen area with three sets of French doors opening onto a terraced veranda with exposed roof beams, with the underside featuring old Spanish Roof tiles.

There is aged American White Oak cabinetry in the kitchen, but the large black Aga Rangemaster takes centre stage.

Each bedroom has its own personality, with walls in soft washed colours and all using furniture, drapes and shutters from rural France.



**Pink Batts Ultra Energy Efficiency Award and Heart of the Home Kitchen Award**  
**Builder: Headstart Developments Ltd**  
**Site location: Tasman, Nelson**



This magnificent home is situated on the clifftops of Ruby Bay, facing north with stunning views of the Abel Tasman's luminous white beaches and Nelson lights by night.

The classic understated entry to this home is quickly reversed when the high pivot front door opens. The extensive use of granite on the floors and work surfaces, combined with the warmth and detail of the silky oak joinery and floor-to-ceiling glazing makes this a home of unique style where contemporary meets classic.

This home is full of unique features, including suspended cylinders and scalloped wings floating over the kitchen. The living and lounge areas provide a dramatic sense to daily living, and by night the area becomes theatrical with sound, vision and lighting to rival the best.

Antique labrador granite with its chocolate brown warmth and wild blue opal inserts have been used extensively throughout. This, combined with the luxury of a sunken bath and steam shower, provides a luxurious feeling. Much of this home is controlled electronically, and is managed remotely using small soft-touch portable screens accessing security, lighting, sound and vision.

Insulation has been used at every opportunity in this home, and its creative use means noise is not a problem in this stunning, open plan home.





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## MICO Bathrooms

**Mico Bathrooms Award**  
**Builder: D J Hewitt Builders Ltd**  
**Site location: Redcliffs, Christchurch**

This bathroom is stamped with imagination and has a host of new products and small details that elevate it above all the rest. The centrepiece is the magnificent bath which is filled with water from a ceiling spout!

Truly a unique and special room.



**origin**

**Origin Structural Assurance Award**  
**Builder: R & A Windsor**  
**Site location: Matangi, Waikato**

This house owes its sturdy construction to strong, well utilised timber and excellent framing. This is a home that will last for generations to come.



in terms of style,  
is your bathroom  
your achilles heel?



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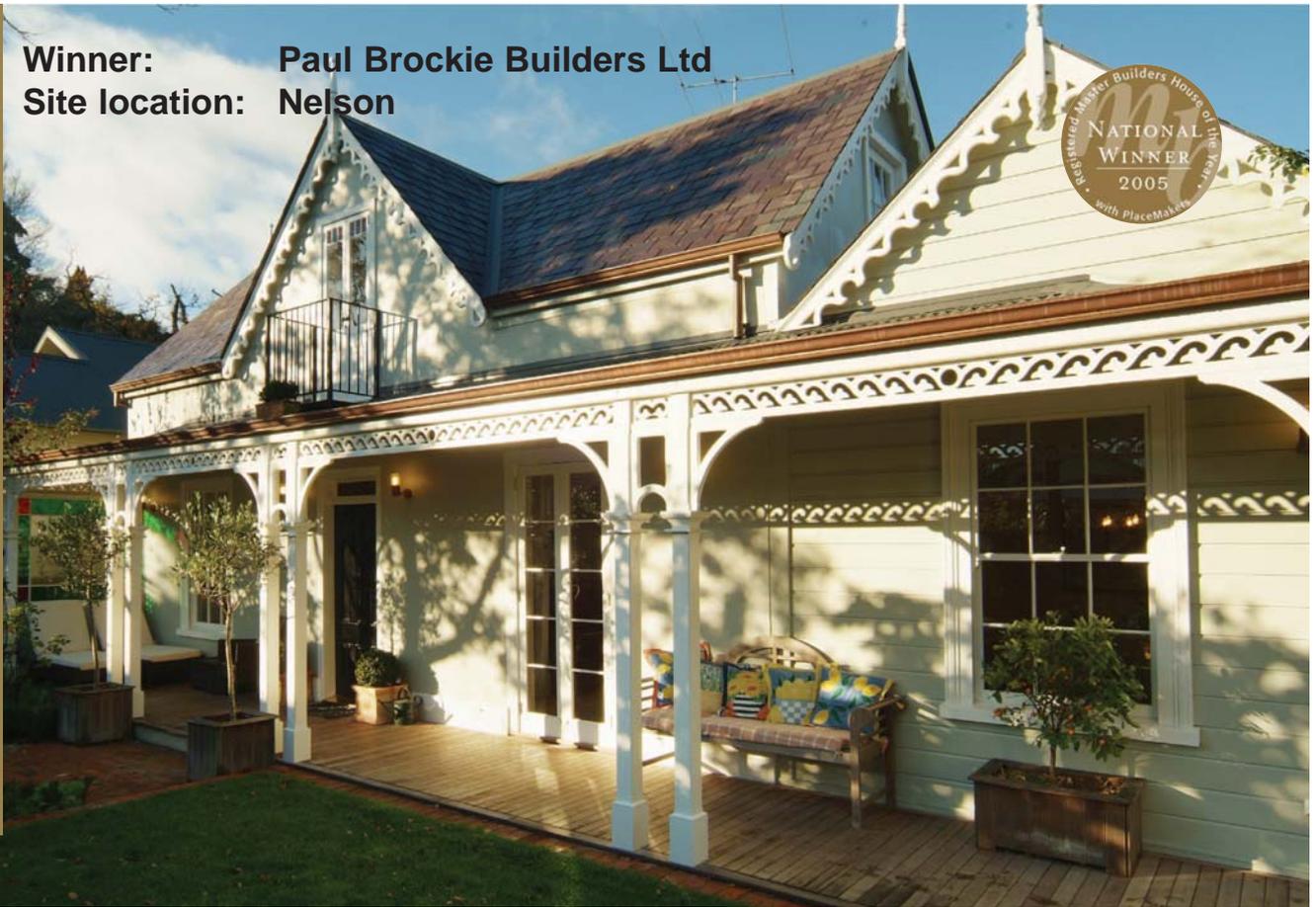
**Mico Bathrooms**



Proud to be supporting the  
Registered Master Builders House  
of the Year Awards



**Winner: Paul Brockie Builders Ltd**  
**Site location: Nelson**



The brief for this renovation was to restore the dining/lounge/family room and add a verandah to provide a covered walkway for this historic house, matching the original beauty and character. In addition, a Juliet balcony finished in iron balustrades was placed on the top level, and provides a picturesque visage to the front of the home.

Using photographs and sketches of homes from the same era, fineries such as the lace and fretwork on the verandah were made to look as though they had always been there. All posts on the verandah were custom-made so that no bolts or nails are visible. Original doors and ceiling heights were maintained.

Upon completion, only the staircase and a bay window in the lounge remained as original pieces. Everything else was replaced with custom-made joinery or timber and products sourced specifically for this job, including the studs, rafters, joinery, piles, floors and linings.

Bradford Gold insulation, gas cooking and water heating, a Jotul cast iron wood burner and a nightstore were installed to provide comfort that would not be possible in an original 19th Century dwelling.



**Other Gold Reserve National Finalist:**

- T P Builders Ltd. Site location: Epsom, Auckland

**Winner: Tomlinson Construction Ltd**  
**Site location: Lower Hutt**



**PlaceMakers Renovation Award over \$250,000**



This house, originally built in 1939, has a classic feel and is set in the middle of Lower Hutt on 3/4 of an acre of land, nestled amongst mature trees.

The owners wanted the renovation to combine the character and plain lines of the 1930s with the modern features of today. To achieve this and create that all-important indoor/outdoor flow, extra family living space was added.

Warm natural colours flow throughout the rooms, trim colours match the exterior and bold colours mark the children's rooms.

The downstairs bathroom floor was given a new lease of life with stunning timber vanity tops in both bathrooms.

Timber borders edge the dining and living room floors and frame the luxurious forest green carpet.

The modern kitchen, being the hub of the family home, is positioned towards the sunny outdoor courtyard. Its oyster tones create an atmosphere of carefree living.



**Other Gold Reserve National Finalists:**

- Kris Andersen Builders Ltd. Site location: Epsom, Auckland
- D F Wight Builders Ltd. Site location: Whitianga
- Richards Construction Ltd. Site location: RD1, Taihape
- Peryer Construction Ltd. Site location: Mt Victoria, Wellington
- Phil Benton Builders Ltd. Site location: Belfast, Christchurch



**Winner: Horncastle Homes Ltd**  
**Site location: Redwood, Christchurch**



This distinct contemporary home is full of rare and unusual design features which make it a stylish house to live in.

Design features include an exposed concrete block wall between the hall and the living room and a stunning water feature at the end of the hall, which can be seen from the entry hall.

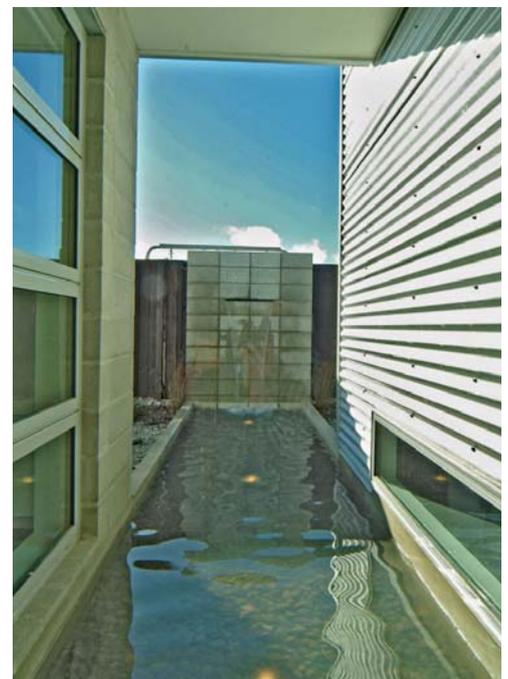
The minimalist style is reinforced by the use of a flat roof, exposed concrete block and corrugated iron exterior.

The spacious living room includes a fabulous gas fire, and has three large ranch slider doors that open out onto the landscaped patio area.

The modern kitchen has an island bench and is situated within the living area with views out to the patio.

The master bedroom has a walk-in wardrobe and an ensuite with modern high quality fixtures and fittings.

The remaining two bedrooms have rebated wardrobes, with unique shaped windows that add to the minimalist characteristics of the house. This home also uses the site to the maximum.



**Other Gold Reserve National Finalists:**

- The House Company (BOI 1998) Ltd. Site location: Rainbow Falls, Kerikeri
- Mitchell Homes. Site location: Takapuna, Auckland

**Winner: The House Company (BOI 1998) Ltd**  
**Site location: Kerikeri**



**New Homes \$200,000 — \$300,000**



Situated on one acre of land, this modern family home is positioned to take advantage of the superb rural views and year-round sun.

Polished terracotta concrete floors and high ceilings make the house feel light and spacious, and create a relaxed atmosphere in the lounge, dining and kitchen areas.

The four bedrooms have been positioned for ample privacy, and the attached large double garage incorporates a separate laundry area.

Large covered patio areas on both sides of the house make entertaining a delight in this lovely family home.



**Other Gold Reserve National Finalists:**

- Jennian Homes Waikato. Site location: Horsham Downs
- Tomlinson Construction Ltd. Site location: Marlborough Sounds
- Snowfed Builders Ltd. Site location: Methven

**Winner: Clive Barrington Construction Ltd**  
**Site location: Merivale, Christchurch**

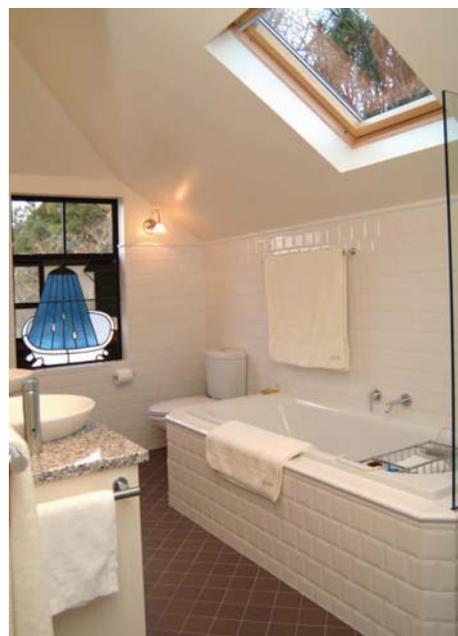


This attractive, substantial, low-maintenance home close to the city is planned for privacy and sunshine. It features a traditional design, with a French Provencal flavour.

Limestone walls, a tiled roof, working shutters and tasteful use of wrought iron set the exterior scene. An exposed timber beam, wrought iron balustrade, customised panelled doors, skirtings and architraves and a stone fireplace define the homely interior.

Ingenious use of space has provided storage and functionality for modern living. Designed as a three-bedroom family home, it has been tailored for a retired couple, with bedrooms two and three left as one space for craft activities. A folding double guest bed is incorporated in the cleverly built-in furniture, while an attic room provides additional storage and space for the owner's model railway.

The use of affordable natural materials offers durability and comfortable simplicity.



**Other Gold Reserve National Finalists:**

- Ryan Builders Northland Ltd. Site location: Whangarei
- Steve Swann Builders Ltd. Site location: RD 1, Kamo, Whangarei
- Jennian Homes, Rodney. Site location: Warkworth
- Mitchell Homes. Site location: Howick, Auckland
- Pukekohe Builders Ltd. Site location: Conifer Grove, Auckland
- Rutherford Homes Ltd. Site location: Huntington, Hamilton
- Advantage Homes Ltd. Site location: Havelock North
- D R Borman Ltd. Site location: Greytown
- David Reid Homes Ltd. Site location: Ohoka, Canterbury
- Character Homes built by Martin Ellis. Site location: Ohoka, Canterbury
- Stonewood Homes Ltd. Site location: Seafield, Spencerville, Christchurch
- John V T Builders Ltd. Site location: Merivale, Christchurch
- Bradford Building Ashburton Ltd. Site location: Ashburton
- Roger Kenning - Builders. Site location: Takaka

**Winner: Kuriger Builders Tauranga Ltd**  
**Site location: Matua, Tauranga**



**New Homes \$400,000 — \$600,000**



This stunning beach-front home has been designed with a monopitch roof to fit within very restrictive height requirements. The view to the inner harbour and ranges was paramount with the design of this three-bedroom home.

Indoor/outdoor living was a key factor in the function of this home, and open spaces have been designed for shelter against the sea breezes.

The open plan living area incorporates the various zones for living, dining and cooking. The use of American white oak in this area enhances the natural appeal, and the large windows and doors capture the views without compromising privacy.

Exterior brickwork is bagged and painted to provide the texture to mix well with the bandsawn cedar weatherboards and copper details. The extensive use of tiles works well with the indoor/outdoor living and complement the granite, lacquer joinery and stainless steel appliances in the kitchen. Skylights help with internal lighting.

The well appointed bathrooms feature designer showers and tile detailing. It is a superb home for relaxation and quality entertaining.



#### **Other Gold Reserve National Finalists:**

- Darrell Trigg Builder Ltd. Site location: Langs Beach, Coastal Northland
- R J Paterson Building Contractors Ltd. Site location: Takapuna, Auckland
- Coe Construction Limited. Site location: Pukekohe
- Adobe Enterprise Ltd. Site location: Bethlehem, Tauranga
- Arendonk Builders. Site location: RD 2, Hamurana, Rotorua
- Urbo Homes. Site location: Taupo
- A K H Building. Site location: Palmerston North
- Newlook Homes Ltd. Site location: Churton Park, Wellington



**Winner: R & A Windsor**  
**Site location: Matangi, Waikato**



This spacious, single-level, architecturally-designed home with vaulted ceilings in tongue and groove macrocarpa has an effortless flow to a covered outdoor entertainment area.

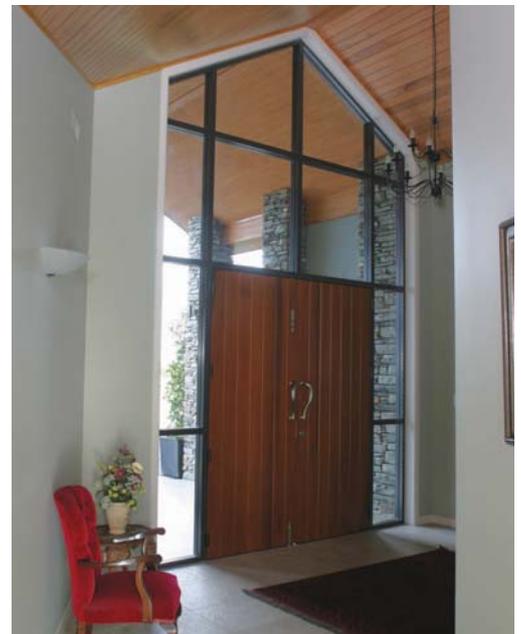
The exterior blends artfully into the surrounding landscape with a combination of grey/green solid plaster and South Island schist stone, complemented by tongue and groove cedar-stained soffits and shingle roof.

Decorated in neutral, earthy tones, it features high quality fixtures and fittings including marble bench tops and Italian floor tiles. Twenty-two stone pillars surrounding the home frame the rural views from almost every room.



**Other Gold Reserve National Finalists:**

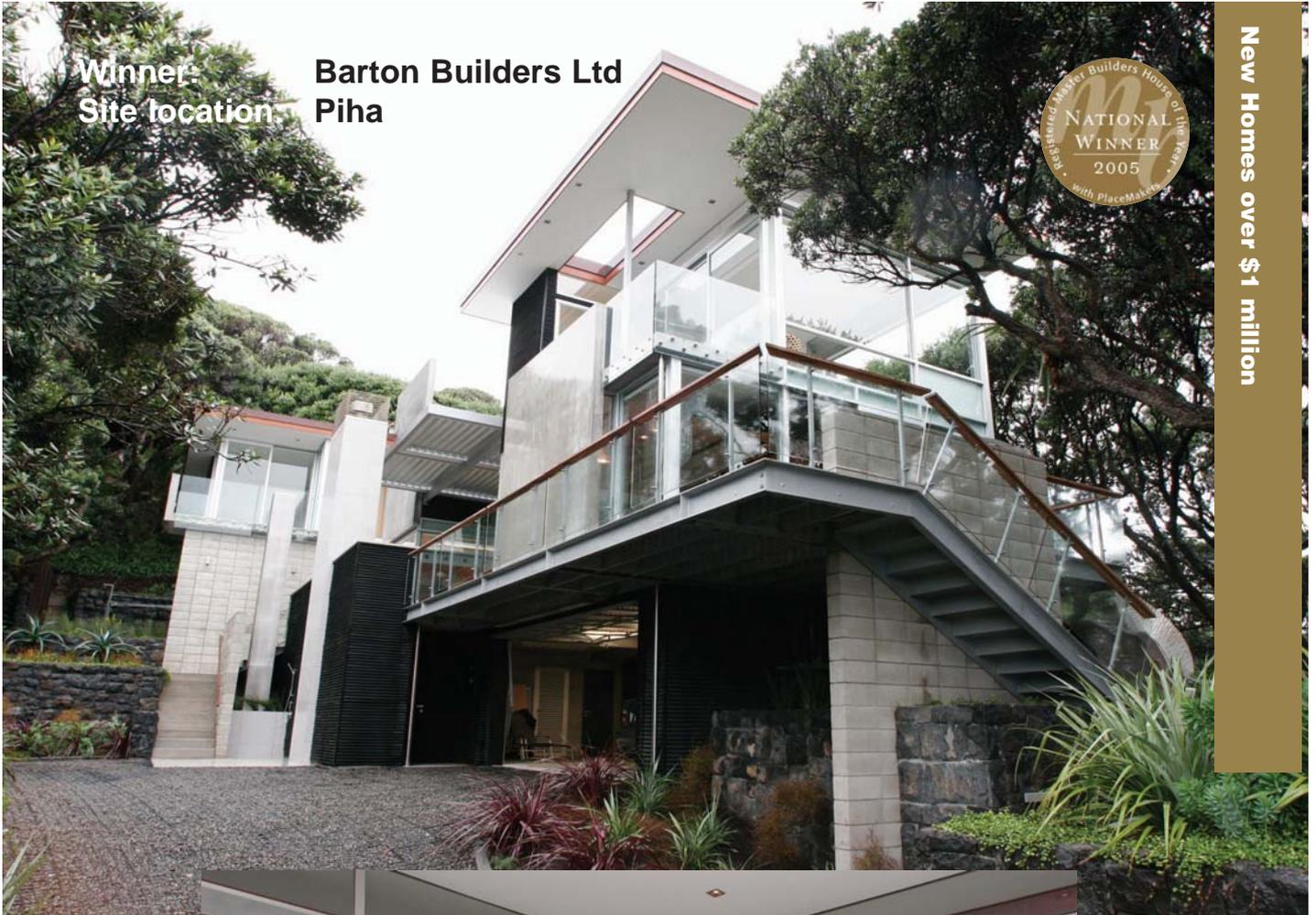
- Darrell Trigg Builder Ltd. Site location: Whananaki, Coastal Northland
- P W Design & Build Ltd. Site location: Hobbs Bay, Gulf Harbour, Auckland
- P W Design & Build Ltd. Site location: Whenuapai, Auckland
- Allwood Manning Ltd. Site location: Remuera, Auckland
- R J Paterson Building Contractors Ltd. Site location: Hillsborough, Auckland
- Faulkner Construction Ltd. Site location: Bucklands Beach, Auckland
- Pukekohe Builders Ltd. Site location: Bombay, Auckland
- Rod Percival Builders Ltd. Site location: Matarangi, Coromandel Peninsula
- Rod Percival Builders Ltd. Site location: Cooks Beach, Coromandel Peninsula
- Rod Percival Builders Ltd. Site location: Whitianga
- Currie Construction. Site location: Gisborne
- G.E.M. Homes Ltd. Site location: New Plymouth
- Ian McCully Builders Ltd. Site location: Atawhai, Nelson
- Design Construction Ltd. Site location: Selwyn, Christchurch
- Design Construction Ltd. Site location: Merivale, Christchurch
- Alawin Builders Ltd. Site location: Templeton, Christchurch
- Wayne Murray Builders Ltd. Site location: Halswell, Christchurch
- D J Hewitt Builders Ltd. Site location: Redcliffs, Christchurch
- John Creighton Builder Ltd. Site location: Papanui, Christchurch
- Wilson Building Timaru Ltd. Site location: Geraldine



**Winner:** Barton Builders Ltd  
**Site location:** Piha



New Homes over \$1 million



The judges said not only was the site difficult, but that this was an extremely challenging design for the builder to execute.

It required a sophisticated approach and used a wide range of different products to achieve the desired effect. The builder did a remarkable job on this faultless home.

**Other Gold Reserve National Finalists:**

- Lance Smith Builders Ltd. Site location: Kaukapakapa
- Marty van der Burg Builders Ltd. Site location: Remuera, Auckland
- J W Maddren Construction Ltd. Site location: Remuera, Auckland
- Brackenridge Builders. Site location: Sandspit, Warkworth
- Moyle Construction Ltd. Site location: Matua, Tauranga
- Arendonk Builders. Site location: Brunswick Park, Rotokawau
- Headstart Developments Ltd. Site location: Tasman, Nelson
- Rilean Construction (South Island) Ltd. Site location: Arrowtown
- Naylor Love Construction. Site location: Queenstown

Winner: D J Hewitt Builders Ltd  
 Site location: Redcliffs, Christchurch



The house was conceived as a series of layers, with a strong emphasis placed on the horizontal, to give the home a designed elegant look.

To further accentuate this, slim cantilevers and canopies were added to give the impression of lightness to the structure.

The section was demanding as its boundaries are fronted by a private road on three sides, meaning the home had to look great from every angle.

Despite the tight section, this home still provides four car garaging, on-site parking, extensive flat outdoor living areas and a cantilevered pool.

The result is a home that provides its owners with everything they asked for, on a site where it initially didn't seem possible.



**Other Gold Reserve National Finalists:**

- Murray Pennell Builders. Site location: Harwood Heights, Paeroa
- Kodesign Builders Ltd. Site location: Urenui, Taranaki

**Winner: Vardina Homes Ltd**  
**Site location: Palm Beach, Papamoa**



James Hardie Show Home Award



Situated on a large corner site, an impressive sheltered entry and elegant foyer welcome you into this home constructed for acoustic stability, summer coolness and winter warmth.

The layout is zoned for smooth access to a large courtyard through stackslider doors. This central indoor/outdoor living space is ideal for year-round alfresco dining. For easy maintenance the large dining/family area is tiled, with feature lighting on ceiling and wall lights. Glossy tiles and lacquered cabinetry combine superbly in the impressive kitchen, enhanced with granite benchtop cut to follow the curved lines of the island workspace.

Under-floor heating throughout and double glazed-windows add to the sense of comfort and style.

The layout of the master bedroom suite combines privacy and easy access to the generous sized ensuite and walk-in dressing room. The large bedroom has a contemporary feel with free-standing feature wall and stylish mood lighting.

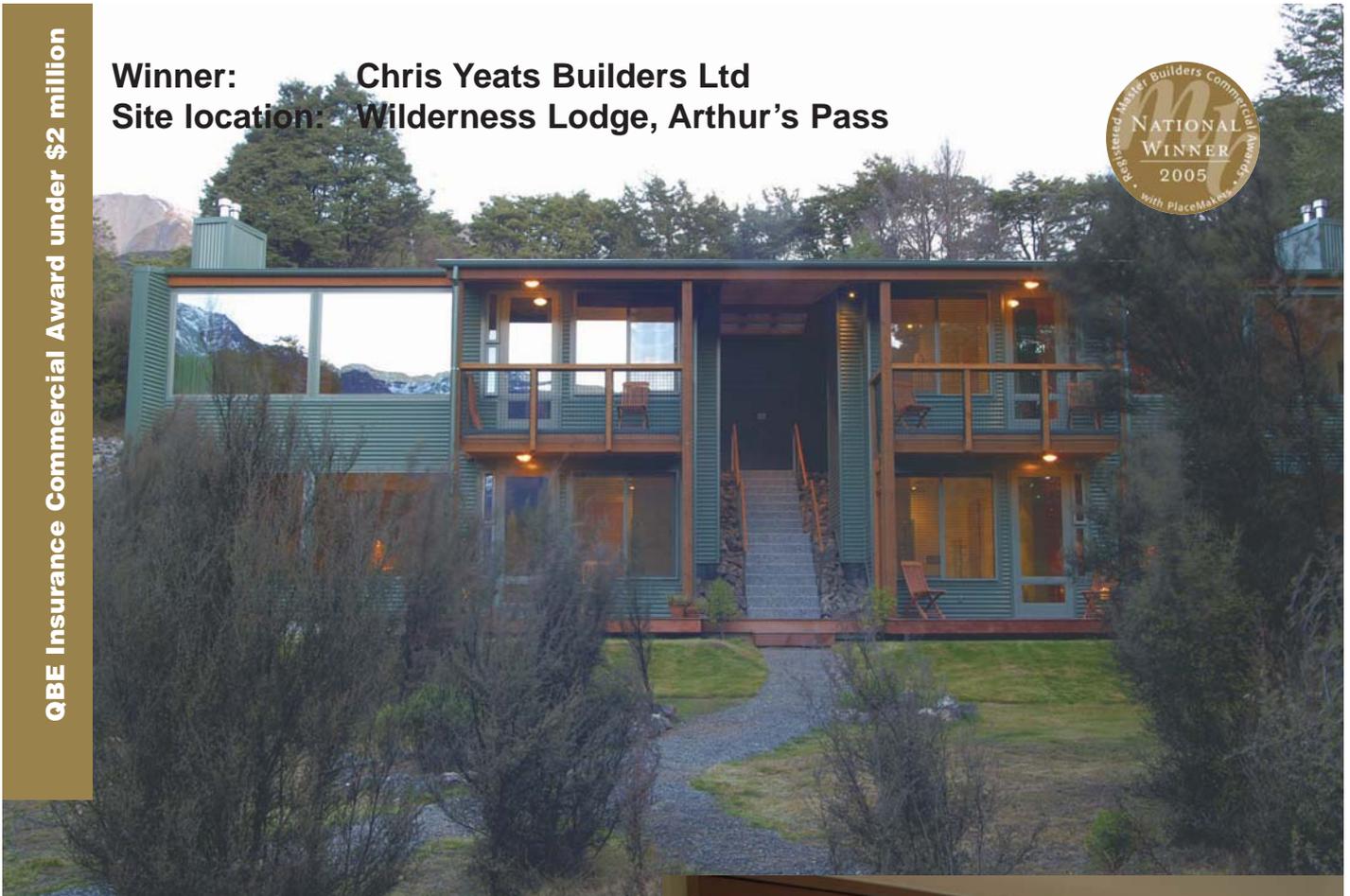


#### Other Gold Reserve National Finalists:

- Jennian Homes, Rodney. Site location: Warkworth
- Visual Statement Ltd. Site location: Stanmore Bay, Whangaparaoa
- Universal Homes Ltd. Site location: Greenhithe, Auckland
- Jalcon Homes. Site location: Dannemora, Auckland
- Frame Developments Ltd. Site location: Manurewa, Auckland
- Jennian Homes Counties Manukau. Site location: Pukekohe
- Rutherford Homes Ltd. Site location: Huntington, Hamilton
- Vardina Homes Ltd. Site location: Pyes Pa, Tauranga
- Harwood Homes NZ Ltd. Site location: Palm Springs, Papamoa
- Penny Homes Ltd. Site location: Taupo
- Graeme Evans - G.E.M. Homes Ltd. Site location: New Plymouth
- Signature Homes Nelson. Site location: Stoke, Nelson
- Benchmark Homes. Site location: Belfast, Christchurch
- Horncastle Homes Ltd. Site location: Northwood, Christchurch



**Winner:** Chris Yeats Builders Ltd  
**Site location:** Wilderness Lodge, Arthur's Pass



The judges commented that the building blends into the landscape so effortlessly, it could almost have grown out of the ground it sits upon.

“The builder has exhibited extreme attention to detail, innovation and organisation in testing circumstances. Despite the building process the surrounding landscape is untouched.

“This faultless property is a truly magnificent piece of construction.”

**Other Gold Reserve National Finalists:**

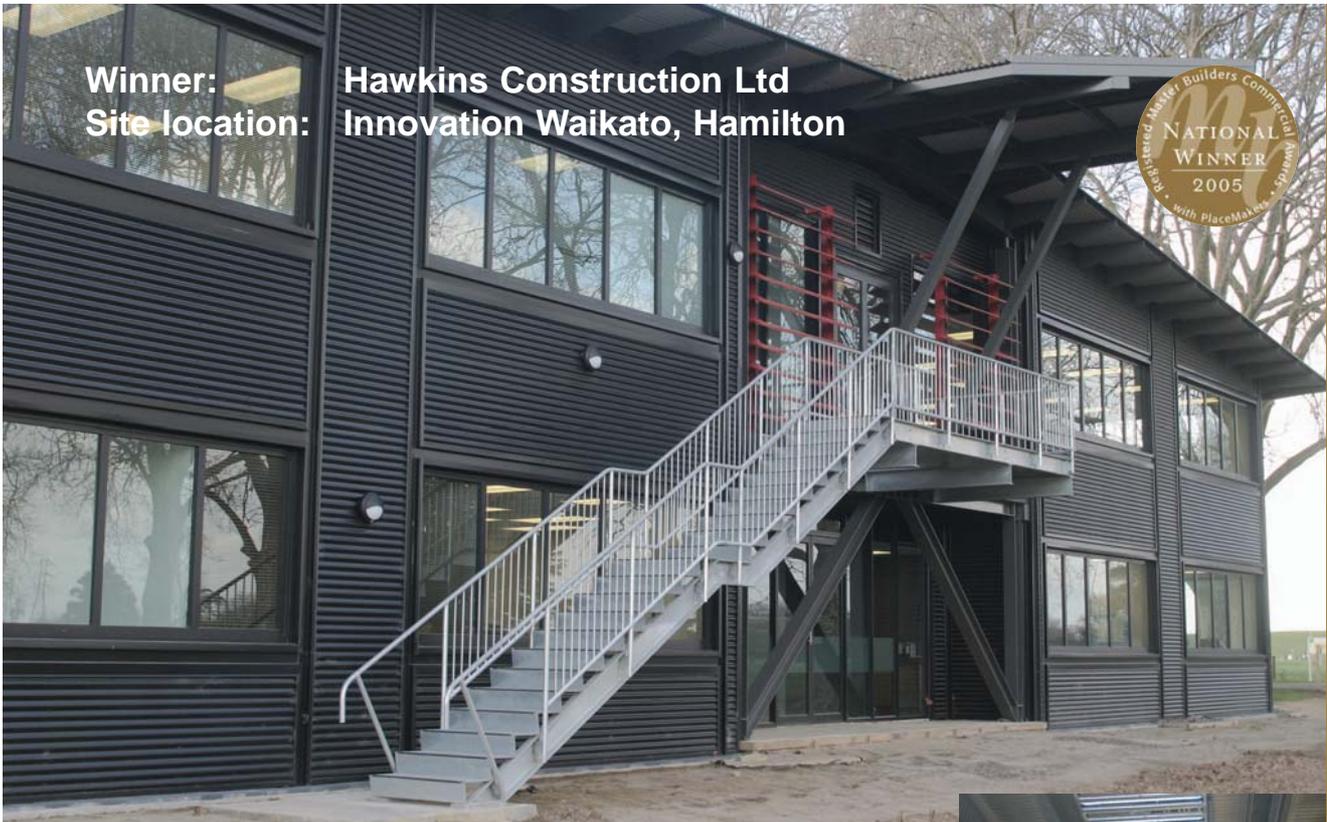
- Glencoe Construction Ltd. Site location: Rotorua
- Jamie O'Leary Builders Ltd. Site location: Wanganui
- Jennian Homes Wanganui. Site location: Wanganui
- van Baarle Construction Ltd. Site location: Lower Hutt



Winner: Hawkins Construction Ltd  
Site location: Innovation Waikato, Hamilton



Commercial Award \$2 million to \$5 million



An “incubator” for hi-tech companies involved in research and development, the tenants work in a wide variety of areas within the software and bio-technology sectors, requiring offices and laboratory facilities.

The building reflects this innovation with a curved exterior, and a light, airy interior showcasing artwork against natural, smooth and textured surfaces. This curvature required careful planning to ensure correct alignment of walls and ceiling grids.

There is a strong emphasis on the detailing and finish of all elements of this building, with high quality workmanship demonstrated in all areas. There are also intricate flashing solutions applied around the exterior windows to accommodate the colour-coated iron cladding.

Design work was still being produced after construction had begun, complicating the sourcing of materials, particularly the sourcing and manufacture of steel elements, as these had long (12 week) lead times once suppliers were identified in a tight market.

These factors combined to require an innovative and collaborative approach to working with the client, consultants, subcontractors and tenants so that all required quality outcomes were met, while still meeting completion deadlines.



#### Other Gold Reserve National Finalists:

- Lawton Building & Development Ltd. Site location: Glen Innes, Auckland
- Mainzeal Property and Construction Ltd. Site location: Botany Town Centre, Auckland
- Hawkins Construction. Site location: Te Rapa, Hamilton
- Chris Yeats Builders Ltd. Site location: Greymouth

**Winner:** Naylor Love Construction  
**Site location:** Ross Home, Dunedin



Ross Home provides residential services for older people, incorporating Ross Home, Ross Hospital and residential cottages. It was first built by Fletcher Brothers and originally opened in 1918.

This redevelopment was broken into four stages and carried out over a 28-month contract period. It included the construction of three new double-storied wings and the complete redevelopment of an existing building to accommodate 54 new single bedrooms for residents.

This included decommissioning an old coal-fired boiler heating system and the installation of an up-to-date gas-fired boiler, all run from a building management system. The complex's commercial kitchen, which serviced other operations, had a complete overhaul, and was completed on time to enable food services to continue as required.

Due to the sensitive nature of the occupants of Ross Home and the continuation of essential services required to maintain the operation and well being of the aged, co-ordination and planning were a high priority of the construction team.

This is one of the reasons the project was broken into four stages, with existing residents moving from old buildings that were to be demolished into the new bedrooms which, in turn, maintained a certain amount of revenue consistency for Presbyterian Support Otago.

Construction noise, vibration, dust and planned service shutdowns were what the residents had to tolerate over this period, but they took a keen interest in the activities.



**Other Gold Reserve National Finalist:**

- Halliwell Construction. Site location: Taupo
- Livingstone Bros Ltd. Site location: Hamilton
- Holmes Construction Wellington Ltd. Site location: Wellington

## BCITO inaugural Building Careers Week a great success

**T**he first BCITO Building Careers Week has helped quench the public's thirst for information on the building and construction sectors, and looks set to become an annual fixture.

Taking place last month, it included a number of activities and events that fuelled interest and provided information about careers and training opportunities in the building sector.

BCITO hosted info nights in Auckland, Wellington, Blenheim, Nelson, Ashburton and Christchurch that attracted a variety of attendees, including school students and their parents, builders seeking formal qualifications and adults looking for a career change.

"These evening sessions gave them an opportunity to talk to BCITO staff and guest speakers who have first-hand experience in the sector," BCITO communications manager Rachel Winter says.

One of the highlights of the week was a school building competition involving nine secondary schools from around the country. Students built dog kennels which were then donated to their local SPCA. Wellington's Rongotai College took the title, and Dunedin's Taieri College was highly commended.

The kennels were judged by staff at the BCITO national office who examined the students' record of work and attention to documenting the process applied during the building process.

"The standard of the documentation was outstanding, and the judges had a tough choice picking the best record of work," Ms Winter says.

"The Rongotai team had a detailed record of work and truly embraced the project. They worked together as a tight-knit unit to produce a fantastic record of work and build a kennel that I'm positive the SPCA dogs will appreciate!" Ms Winter says.

The events of the week were set against a backdrop of media activity, including articles in publications nationwide, radio advertisements and a successful billboard campaign run in Auckland, Wellington and Christchurch.

Plans are already under way for next year's Building Careers Week to enhance and develop the programme.



Keith Ferrel (left) and Johnny Chan from Rongotai College, Wellington, winner of the BCITO Building Careers Week building competition involving nine secondary schools from around the country. Students designed and built dog kennels which were then donated to their local SPCA.

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## The Ford Mondeo —one answer to rising fuel costs

By Motoring Correspondent **Ray Willmot**

**W**ith petrol prices doing the dance of the upwards spiral, there's no doubt the time of the small car is coming again — which is good news for the planet as a whole, but not such good news for the ever increasing numbers of gorilla-sized homosapiens among us.

We have a lot of large folk in this country, and across the Tassie for that matter, so it's no wonder big cars like the Ford Falcon have been popular down under for so long.

But what do the big car choosers do now with petrol prices going through the roof and bike-riding Greens battering our ears about dwindling resources?

Recently I've spent some time helping an oversized friend of mine select a new car, his first after 14 years of trundling round in a big ol' Ford, but with his super-sized rear and builder-sized front overhang, it hasn't been easy.

Well, we found a solution — to his astonishment my friend was able to fit into a Mondeo. He bought it, and he loves it!

Of course, I'm not saying every large person can do that. I guess it depends to some extent on the individual's overall shape, but my friend is very large and it worked for him.

What's more, he says, once he's inside with the door shut, he doesn't feel he's in a small car. For him, that's a very large plus because he hates small cars with an irrational depth of feeling.

As it happens, the Mondeo has been a favourite of mine ever since its New Zealand launch.

Driving it on near empty roads from the Chateau back to Auckland early one misty-moisty morning was a joy that has stayed with me, and I have to admit the occasion may have coloured my appreciation for the car just a little.

However, I'm not alone. In August this year the Mondeo was the most popular car in its sales segment and, over the year, holds the number two spot.

Now it's been upgraded. Happily it keeps that "classic sedan" look, but it has somehow gained a rather more sporty appearance too — fiendishly clever, these designers.

What they've done is restyle the front and rear bumpers with lower valances, and stuck extra bits of chrome in various strategic places.

There are new upper and lower grilles at the front, more clear glass in the large rear lamps and some additional red reflectors on the rear bumpers.

It may not sound like much but, collectively, these extras make a remarkably pleasing difference to what was already a most attractive medium-sized car.

If you're in the market for a new car, do have a look at the latest Mondeo, and if you're a bit on the large size (or not) you might, at around \$40,000, be pleasantly surprised at the feel, fit, spaciousness and performance of one of these very smart cars.

**To read this article on-line, and for related web site links, go to:  
[www.buildingtoday.co.nz/october05/vehicles](http://www.buildingtoday.co.nz/october05/vehicles)**



JWT FOR0922



*The Ford Mondeo has been upgraded recently but keeps that "classic sedan" look.*

# Falcon RUNOUT

**Get into your local Ford Dealer  
for Falcon fantastic savings.**



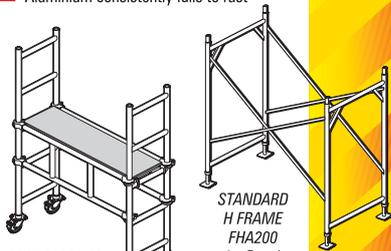
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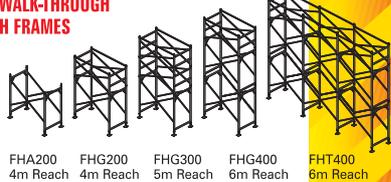
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- ▲ Aluminium consistently fails to rust



The layouts shown are commonly requested H Frame set-ups and other layouts are also available. Accessories: Stair Units, Platforms, Toe Boards, etc, are also available. Where shown, outriggers, ladders and platforms are included in these configuration sets.

**WALK-THROUGH H FRAMES**



**MULTI CROSS MEMBER H FRAMES**



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people

# Apperley takes reins at Eco Insulation

**P**aul Apperley has moved to Eco Insulation Ltd as general manager, after nearly 20 years' experience in the insulation industry.

He brings a wealth of insulation knowledge and will be looking at expanding the business within its core markets nationwide.

He will also be looking for opportunities to broaden the company's range of Eco fleece wool insulation to cater for the growing demand to have higher "R" values across New Zealand.

The company has been operating for five years, and has seen tremendous success with the home owners' acceptance of its product range and government-funded energy efficiency programmes.

Manufactured locally, the product offers a natural resource that can often use recycled material that



*New Eco Insulation Ltd general manager Paul Apperley.*

has been BRANZ-appraised, and which meets the demands of the consumer and the building code.

For further information, contact the team at Eco Insulation on 0800 400 ECO.

**To read this article on-line, and for related web site links, go to:**  
[www.buildingtoday.co.nz/october05/people1](http://www.buildingtoday.co.nz/october05/people1)

# CCANZ appoints new chairman

**T**he Cement and Concrete Association of New Zealand (CCANZ) has appointed Andrew Moss as chairman of the Board.

Andrew, a CCANZ Board member for two years and current marketing manager of Golden Bay Cement, has more than 12 years' experience in the industry, working in a variety of business and marketing development, logistical and customer management roles since joining the company in 1991.

Mr Moss says he is thrilled to be appointed chairman and excited about the opportunities and challenges he will face in his new role.

"This is a great industry and I'm really looking forward to working more closely with the CCANZ team to help grow the profile of the sector and also strengthen the competitive positioning of concrete," Mr Moss says.

"The regulatory changes in the industry at the moment provide the perfect platform for CCANZ



*New Cement and Concrete Association of New Zealand Board chairman Andrew Moss.*

to continue to be the leading industry voice."

CCANZ chief executive Patrick McGuire also acknowledged the commitment and contribution former chairman, Rex Williams (who will remain on the Board as deputy chairman), made during his tenure.

"Rex has been a great leader and we have valued his work over the past year," Mr McGuire says.

"The Board is now looking for a generational change, and believes that Andrew is the best person capable of achieving this and moving the association forward."

**To read this article on-line, and for related web site links, go to:**  
[www.buildingtoday.co.nz/october05/people2](http://www.buildingtoday.co.nz/october05/people2)

# BT available on-line!

**B**uilding Today is on-line! And our aim is to make it the most comprehensive source of information for the New Zealand construction industry.

The magazine was established almost 20 years ago and has become an authoritative news source during that time.

Publisher Andrew Darlington says the time is right for the hard copy format to be complemented by an on-line presence — at [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz) — one which will be able to deliver an even more comprehensive source of vital industry information, along with associated links to point the user in the right direction for more specific material.

An archive of all issues is also being compiled which will enable readers to delve back and source relevant material from years gone past.

Hard copy advertisers will also get better value for their money, with digital-replica PDF versions of each issue able to be viewed on-line and downloaded for free. This will allow invaluable added exposure to advertising space taken out in the magazine.

However, there will also be the opportunity for advertisers to take advantage of dedicated on-line advertising on the *Building Today* web site, including:

- mobile and static banner advertising,
- orthodox space advertising,
- web site link advertising, and
- a web site directory listings page, similar to the page *Building Today* has published over the past three years but obviously now containing live links.

And what will cohesively integrate the whole site together will be a powerful search engine, which will make finding any article on any topic you want to find out about a breeze.

If you want information on any topic, product or service just type in a keyword or keywords and the relevant pages will be shown almost instantly! Advertisers will also benefit from this feature, especially with related web site links being associated with articles that are found by the search engine.

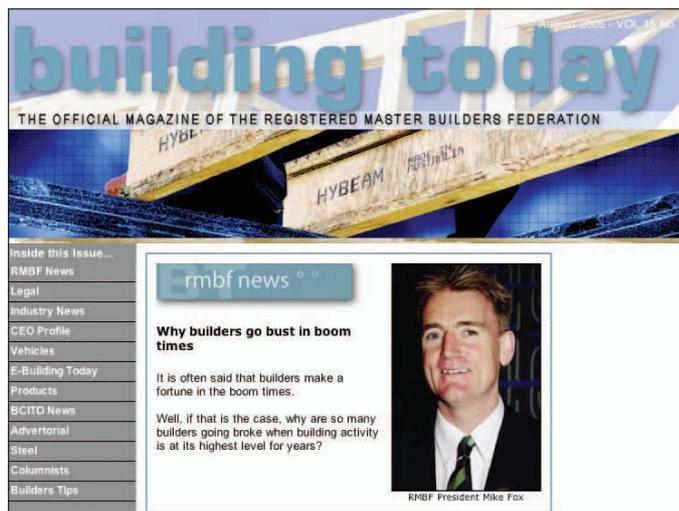
Advertising rates and circulation details are also available on the site, along with subscription details.

And you can even listen to the radio while you're browsing, with links to The Rock and ZM radio stations!

We'll also be running on-line surveys on various topics affecting the New Zealand construction industry, and on-line competitions for visitors to enter.



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



# Revolutionary system delivers four major benefits

System built in to drain **overflow** water away

**D**uring September Dimond held breakfast meetings around the South Island to launch its revolutionary new 185mm Fascia and Spouting system made in the South Island especially for the South Island.

Dimond says the system is revolutionary because it delivers four major benefits previously unseen in products of its kind.

## • Built-in overflow system

One of the most common problems with leaky homes is the overflow of water from the gutter into the soffit linings and, subsequently, into the house.

This new system is the first South Island-made steel system to provide a continuous gap between the gutter and fascia panel so that any overflow of water can be safely drained away.

The only other system to do this in New Zealand is the 165mm External Fascia System manufactured by Dimond in Auckland. This key feature provides peace of mind to home owners and installers alike.

## • Ease of replacement

First, the 185mm Fascia Panel design allows users to remove and replace the fascia panel without removing any of the roofing. It is a fact that fascia panels rarely last as long as the roofing material, and can also be damaged by ladders, removal trucks and other tradesmen.

However, previously when you had to replace the fascia panel you also had to remove some of the roofing. Now that is a thing of the past. The panel can be removed by hand by simply unclipping it without any disruption to the roofing or any other part of the house. This means significant savings in time and cost when replacing the fascia panel.

## • Adjusting gutter fall after building movement

Often a major problem is that after a house is built the foundations settle, changing the fall or alignment of



*The Quad SI gutter being clipped on to the External 185 Fascia at one of the breakfast meeting launches.*



*A close-up shot of the fascia and gutter in action on a house.*

the fascia and gutter system.

With Dimond's 185mm system you are able to unclip the gutter from the bottom and, without removing it, adjust and re-fall the gutter. This removes any stress that may have been placed on the system due to building movement.

## • Compliance with the Building Code

The 185mm system is the only system which conforms to the section of the building code (AS/NZS 3500.3.2:1998) which clearly states that if the gutter covers the roof line then there has to be a 10mm gap

between the fascia panel and gutter to facilitate overflow of water.

The new system is not only functional but looks great as well. Available in Dimond's Habitats colour range, the fascia and gutter can match or complement the roofing, whatever the colour.

The system is a significant step forward in rainwater systems development, creating a new standard for quality and functionality while remaining suitable for most types of roofs.

Talk to your local Dimond Sales Centre or call 0800 DIMOND (346 663) for more information.

**To read this article on-line, and for related web site links, go to:**  
[www.buildingtoday.co.nz/october05/steel](http://www.buildingtoday.co.nz/october05/steel)

# Carters team tackles the Aussies, Boots 'n' All!

In August, 150 Carters Advantage members invaded Sydney just in time for the first 2005 Bledisloe Cup match against the Aussies. It must have been a Sydney-sider's worst nightmare — that many rugby-mad Kiwis let loose on their fair city, but with such a great trip organised — and a win to celebrate — upsetting the locals was the last thing on their minds!

Like all Advantage trips, everything on the 2005 Boots 'n' All Tour was taken care of by dedicated tour managers, letting Carters customers concentrate on enjoying themselves.

Arriving to top-notch accommodation at the Intercontinental Hotel set the scene for the top quality entertainment ahead. The tour party, looking like a real team with their own exclusive Boots 'n' All jackets, were given the evening to unwind and get to know each other.

Friday night saw the group having dinner at the Italian Village, located in a three-storey heritage building in the historic Rocks district. The Carters team was in for a real treat with their guest speaker being Wallaby legend Peter FitzSimons — one of Sydney's most entertaining personalities and a highly regarded columnist with *The Sydney Morning Herald*.

His presentation weaved together humour, acerbic wit and his great knowledge and love of sport in general, and rugby in particular. This was a fantastic night for everyone and Peter captivated his audience and had them in fits of laughter from the outset — a great speaker.

By the time Saturday night rolled around the group

was prepped for a big night and a huge game. Arriving at Homebush Stadium on London Double Decker buses, the mouth-watering catering continued with food and beverages laid on by their hosts.

Add in a fantastic win to the All Blacks and you can guarantee there were 150 very happy Carters customers on the trip back to the hotel — or to downtown Sydney where the tour party sampled Sydney's nightlife.

When Sunday — and departure time — arrived, it would have been hard to find an unhappy tour member. However, topping the list of satisfied punters was Brett Watson from Varcoe Builders Ltd, Invercargill, who scooped sponsor Paslode's "Pick the Winner" competition.

With the Bledisloe Cup trophy safe in the cabinet for

## Advantage



another year, the Carters Boots 'n' All Tour returned home — only to start accumulating the Advantage points needed for next year's trip!

Once again, Carters would like to thank their customers and, of course, their valued suppliers — Tasman Insulation, Winstone Wallboards, James Hardie, Methven Tapware, Hurricane Wire Products, Marley, MSL, Paslode, Holcim, Watty, Nylex, Firth Industries and The Laminex Group, without whom this fantastic trip would never have been possible.

## Carters opening hours changed

Carters has moved to a six-day trading week nationwide and will no longer be open on Sundays (with the exclusion of the Carters St Lukes branch in Auckland).

Branches will continue to remain open on Saturdays to accommodate customer requirements.

Carters chief executive Stuart Munro says the changes reflect Carters' commitment to staff who will now have a dedicated "family day" enabling them to

spend more time with their families.

"The changes will make Carters a happier place to work, and this will flow through to improved employee retention and higher levels of customer service.

"Each Carters store is committed to providing a high standard of customer service. We know our customers appreciate dealing with enthusiastic, knowledgeable staff when they're visiting our branches," Stuart says.

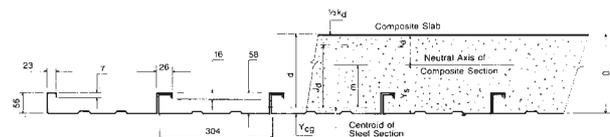


## Tray-dec NZ Ltd

### The Tray-dec 300 Composite Flooring System

- One of the least expensive options for placing concrete above ground level upwards
- The Tray-dec profile's greater cover means 15% to 20% less fire steel is required
- Does not require end caps or crimping tools to lay
- Flat soffit and uniform thickness allows the thinnest possible slab for a given load carrying capacity
- Fast and easy for builders and contractors to lay
- We also supply and manufacture slab edge formwork to suit the Traydec flooring system

Fig 1 TRAY-DEC 300 — NOTATION FOR COMPOSITE SLABS



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Auckland office: 23 Cheshire Street, Parnell

## Cemix keeps up with changing market

**C**emix Drimix has developed plaster products not previously available in New Zealand, or which were restrictively expensive due to import costs.

With a substantial number of new houses in New Zealand being built from permanent concrete materials, and a noticeable increase in the construction of high-rise buildings, Cemix Drimix identified the need to develop a system for solid wall plastering that can be applied with a minimum thickness of 12mm. The solution developed is a two-product system.

Cemsplash, a splash-coat (key coat) offers high strength, rapid hardening, and can be applied to painted, as well as unpainted, concrete surfaces.

Cemsplash forms an ideal foundation for any wall finish and eliminates the intensive preparation techniques previously required for plastering painted surfaces.

Forty-eight hours following the application, the substrate is ready for plastering with Cemplaster, a formulated mixture of graded sands, cements and admixtures which improves workability, reduces sag,



Laboratory technologist Neil Perera and Alan Walsh, technical sales, in the Cemix Drimix laboratory testing the new CEM range.

increases coverage and resists cracking and shrinkage.

Working with pre-mixed formulas enables plasterers and worksite labourers to concentrate on application, minimises environmental pollution and ensures precision.

Cemix Drimix has also introduced Cemscreed-40, the first locally developed and bagged, high-strength, shrinkage-compensated floor screed mortar.

Cemscreed-40 is designed for internal and external applications between 10-40mm, including pavement and floor repairs, overlays, shower bases and other standard flooring applications.

Cemix has also introduced Cemlevel-40UF, a self-levelling flooring compound that incorporates antimicrobials to prevent the growth of bugs, harmful bacteria and mould, an increasingly important issue for areas where human waste or bio-hazardous spills occur regularly.

The products are available through leading ITM stores, Stevenson's outlets and other hardware retailers.

If you would like to be one of the first to evaluate these products, free samples are available by calling Cemix Drimix on 0800 ASK CEMIX (275 236) or by e-mailing drimix@cemix.co.nz.

To read this article on-line, and for related web site links, go to:  
[www.buildingtoday.co.nz/october05/products1](http://www.buildingtoday.co.nz/october05/products1)

## WALLBOARD GOLD ADHESIVE

**Bostik Wallboard Gold** is non-slump, flexible, high strength, easy to use, gap-filling adhesive. Designed for adhering to a wide variety of wallboards and panels - including plasterboards, wallboards, plywood, acoustic tiles, architraves and mouldings.

**Bostik Wallboard Gold** is supported by the 40 Year BRANZ durability opinion (use with confidence of its reliability and long life). Perfect for bonding steel, aluminium, plasterboard, cement sheet, timber or concrete.

**Bostik Wallboard Gold** bonds quickly on contact, adds rigidity and stiffness, eliminates movement. It can be used as a sole bonding agent or in conjunction with mechanical fasteners.

**Hylton Parker Fasteners**  
New Zealand's Fastener Specialists



Buy a carton (20) of WALLBOARD GOLD cartridges or sausages during November ...

and get a STAINLESS STEEL Vacuum Flask

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

# Revolutionary system saves time and labour

**F**inding your door installation becoming a bit of a nightmare?

Now, thanks to an innovative design devised by a West Auckland company, the once painstaking one-hour plus process of installing a door can take less than 10 minutes.

The outstanding simplicity of a pre-hung Fit Easy door makes for straightforward installation, and saves a huge amount on labour charges.

However, the monetary savings on labour (as we all know time is money) is not the only advantage in using the Fit-Easy System. Other advantages are:

- A wide range of architraves can be used, so matching existing styles is no problem.
- The "Fit-Easy" door is the last thing to be installed after all the other work is completed, right down to the painting.

The man behind the concept is Ron Paul — an entrepreneur who was always looking for that one idea to give him an edge in the construction industry. Ron found that idea in 1989 when he designed The "Fit-Easy" Pre Hung Door System. He formed the company Fit Easy Doors and proceeded to assemble doors using the split jamb.

A builder by trade, he has patented his "Fit-Easy System" which has revolutionised the time-consuming task of door hanging.

Mr Paul says anyone who has used the "Fit-Easy System will use nothing else.

## STEP 1:

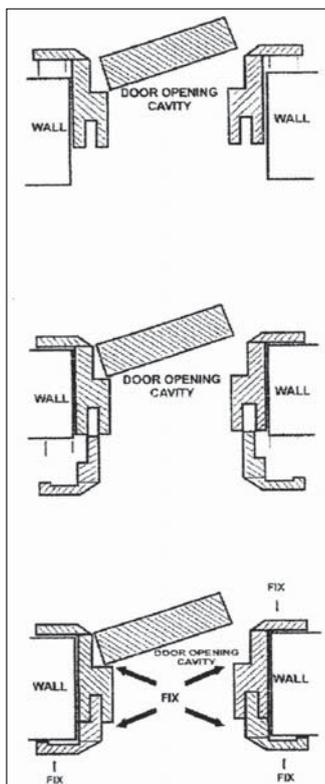
**Fit Section 1 into the wall cavity. Level the opening head and style (and door) and fix both jamb styles temporarily.**

## STEP 2:

**Fit Section 2 into the groove in the back of Section 1 and fix temporarily.**

## STEP 3:

**Check that the door is opening and closing properly, and is balanced. Once complete, fix permanently.**



**Introducing  
the patented  
"Fit-Easy  
System"**

— a

**split-jamb system that has  
revolutionised door hanging**

## Builders and their clients save because:

- The system is the last item to be installed, meaning the product will be less prone to damage
- Gib can be fixed horizontally, and be plastered and sealed beforehand
- Comes as a completed system, excluding painting
- Because the system uses split jambs it picks up the variations in wall thickness, from 89mm to 120mm, which is especially useful in older homes that have rimu studs
- Architraves are glued and nailed on to the split jamb in the factory, giving a better fixing
- Any type of architrave can be used, giving the client more choice
- The client does not pay for any additional or hidden costs because the system comes as a completed unit

**INSTALL A FIT-EASY PRE-HUNG  
DOOR IN LESS THAN 10 MINUTES  
— IMAGINE THE SAVINGS!**

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## Choosing the right forum for your **dispute**

**Tim Bates** of Auckland law firm Legal Vision weighs up the various dispute resolution procedures currently available — and their associated costs.



**O**ver the past four years or so two acts have been passed in relation to the construction industry that provide alternative dispute resolution procedures for construction disputes.

The first of these was the Construction Contracts Act 2002 which provides an adjudication process for hearing construction disputes. The second was the Weathertight Homes Resolution Services Act 2002, the “leaky building” legislation.

However, despite these two acts having been passed, a claimant still has the right to use the court process to have a construction dispute resolved. If the claim is less than \$7500 the disputes tribunal can be used, if less than \$200,000 then the district court can be used and, finally, if more than \$200,000 the high court can be used.

It needs to be remembered that the party initiating the dispute resolution procedure makes the decision as to what tribunal to bring the claim in.

The purpose behind the Construction Contracts Act 2002 was to provide contractors with a mechanism to ensure progress claims were paid on time. It also provides a fast-track adjudication procedure for disputes involving construction contracts.

The first step in this procedure is for a Notice of

Adjudication to be served upon the respondent. In the event that the parties to such a dispute cannot agree upon the appointment of an adjudicator then one must be appointed via AMINZ, the official body of arbitrators.

The cost involved in having an adjudicator appointed by AMINZ is a one-off fee of \$500.

Once the process is initiated, a strict timetable is imposed so that the adjudicator can make his decision within the time frame imposed by the Act. The Act states that the adjudicator must make his decision within 20 days of the respondent’s reply being filed and served.

I have now completed a number of these adjudications under the Act. Although I could not deny that a result has been achieved in a more timely manner than it would have been done had it been completed in court, the costs involved can escalate to a significant degree.

The point is that a party not only has to meet their solicitor’s costs, but also has to meet the costs of the adjudicator who, in most cases, appears to charge

around the \$200 plus GST mark per hour.

Of course there are filing fees in the district and high courts, as well as hearing fees. In the district court a hearing fee is capped at \$750 for a half day, and you pay \$750 for each half day that follows.

Unlike the adjudication procedure, you are not paying for each hour that a district court judge spends on a matter. In the high court, the filing fee just to initiate proceedings is \$1100. It is a further \$2600 per day for each day of a hearing.

I suppose the other big advantage that an adjudication has over a court proceeding (apart from being more time efficient) is that you are getting construction experts/adjudicators to determine matters that relate purely to construction law.

Most of the matters I have argued in adjudications were really an exercise in quantity surveying as opposed to any complex questions of law, and so an adjudicator was a much better person to have determined these issues.

If choosing to proceed down this route, one of the most important decisions you will need to make is which adjudicator to appoint. In this regard it is well worth asking around and identifying one with the requisite skills to determine your particular dispute.

Adjudications also can be brought under the Weathertight Homes Resolution Services Act 2002. This Act was brought in to deal with “leaky building” claims.

As the readers of this magazine are most likely to be respondents to these types of claims, you will have no input into deciding whether an adjudication under the Act is brought for a leaky building claim.

In my experience, these adjudications are managed in a way that makes it possible for a claimant to bring this proceeding without legal representation. I suppose I would go so far as to say they are “claimant friendly”.

Although they are set up to operate in a manner resembling a court, the strict obligations that a court will impose as to a claimant proving its case are not as onerous as the court process.

One advantage of this adjudication procedure being used is that legal costs are not necessarily recoverable by the successful party. They will only be recoverable in the event that bad faith is shown or an allegation is brought without substantial merit.

• **Kensington Swan’s Shiree Mackay returns next month.**

### Clarification:

**I**n my article in *Building Today* June 2005, I made the comment to the effect: “leaky buildings will not be issued with Code Compliance Certificates (CCCs) but instead will be issued with Certificates of Acceptance...”

The wording of that sentence has led to some confusion. The position is that where a “leaky building” requires repairs, then these repair works will, in most cases, require a building consent and sign-off in the normal way such that a CCC is granted.

However, the Building Act 2004 does contemplate the issue of a Certificate of Acceptance, which is a lesser form of sign-off, than the issue of a CCC.

The Act provides that a Certificate of Acceptance can be issued in the following situations:

- Where building work was done by a predecessor in title, and a consent was required and not obtained.
- Where a territorial authority is unable or refuses to grant a CCC for building work.
- Where a building consent authority is unable or refuses to grant a CCC for building work.
- Where urgent building work is required for the purpose of saving or protecting life or preventing serious damage to property, or to ensure that a specified system in a building covered by a compliance schedule is maintained in a safe condition.



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**Gareth Hoole** of Staples Rodway chartered accountants clarifies the often complex legal and human resource compliance regimes entrepreneurs may encounter.



**W**hile my previous articles may have left you feeling a little daunted, the challenges of employees will require further resolve. But remember, nothing ventured, nothing gained.

It might be argued that a price businesses pay for operating in a well-ordered society is the complex legal system with which we contend.

Small-business owners often complain about the complicated compliance regime and its associated costs, but the alternative is likely to be more costly through litigation and confusion caused by playing a game without rules. The entrepreneur in New Zealand does have several laws and bureaucratic formalities to navigate in their daily routine.

Not least are IRD requirements which, if not observed, can land the entrepreneur in a great deal of hot water. The Income Tax Act, PAYE and FBT rules and the Goods and Services Tax Act affect every business.

In addition, legislation such as the Companies Act, the Financial Reporting Act, ACC legislation, the Consumer Guarantees Act, the Property Law Act, the Credit Contracts Act, the Privacy Act, the Resource Management Act, the Personal Property Securities Act and various other pieces of legislation will affect your business. You might also have to contend with the Treaty of Waitangi.

**IRD compliance**

You will be well advised while preparing your business plan to consider the legislation which could have an effect on your venture.

Take Peter, for example, who wants to open a petrol

station in a suburban area.

To do this, he must build the store, courtyard and petrol tanks. He must hire staff to man the store and courtyard. And, of course, he must decide the most appropriate type of legal entity to operate the business.

Sounds simple? From only three sentences we know Peter will need to apply for a resource consent under the Resource Management Act, provide his employees with an employment agreement under the Employment Relations Act, and probably set up a limited liability company under the Companies Act.

Peter and the company are liable for income tax under the Income Tax Act and probably GST under the Goods and Services Tax Act. These are only the most obvious pieces of legislation to consider.

We cannot overstress the importance of meeting the IRD's compliance requirements. The department imposes punitive penalties for non-compliance and, if left unresolved, those penalties can accumulate into debts which exceed the underlying tax obligation.

Generally the IRD is tolerant of genuine cases of hardship and will allow payment terms, which naturally incur an interest cost, but which allow the errant taxpayer to bring his or her affairs into order over time.

But there is a limit to the department's forbearance, and companies which fail to meet their taxation obligations are frequently placed into liquidation.

Mark your calendar each month to remind you in advance of filing requirements as they fall due.

As each return arrives in the mail, deal with it in the proper manner, however much of a distraction it seems to be. When in doubt, seek advice from an appropriate professional or from the agency concerned.

Never be tempted to commit the document to the waste paper basket without checking the consequences first. There is a cost of compliance associated with any business but the cost of non-compliance is likely to be far greater. As your business grows and the requirements become more onerous it could pay you to engage someone to perform them on your behalf.

One piece of legislation which will have a far-reaching effect on any business which gives or receives credit is the Personal Property Securities Act (PPSA). More

information can be found on the web site address [www.ppsr.govt.nz](http://www.ppsr.govt.nz) or from your accountant or solicitor.

Any business which involves the use of the environment in any way is likely to be affected by the Resource Management Act, and will probably be faced with other central Government and local authority licensing requirements too.

Again, conduct appropriate research in advance to determine exactly what formalities you face, no matter how obscure they might appear to be. In this context it would be wise to assess whether any Treaty of Waitangi issues are involved.

**Employment Relations Act 2000**

As your business grows it is logical that you will need to employ staff. The rules in this area are complex, and the costs of getting things wrong can be substantial.

If your business employs staff then you must be mindful of the Employment Relations Act (ERA). This statute has far-reaching implications for employers which, if not addressed before the employment relationship begins, can have potentially devastating consequences.

The ERA covers employee rights, employment agreements, resolution of workplace problems and mechanisms for forming and ending employment relationships. Suffice to say, seeking the advice of a qualified human resources consultant is essential before employing your staff.

A word that most business people prefer to avoid when dealing with taxation and other compliance formalities is "surprise".

Check all the potential legal pitfalls before you begin your business venture, and design proper systems to ensure that you do not overlook any of the regulatory requirements to avoid a great deal of aggravation and significant costs.

Also, a successful business person spends more time working "on" their business, rather than "in" it.

Do not let the paperwork accumulate and detract from what you could otherwise be doing — namely, making money. Organise yourself, or seek assistance, to ensure that regulatory compliance requirements do not get on top of you.

**Contact Gareth Hoole: Direct Dial: 09 373 1136**

**E-mail: [gareth.hoole@staplesrodway.com](mailto:gareth.hoole@staplesrodway.com)**

## The Louisiana Superdome

Dr Kerry Rodgers examines what befell one of the world's largest clear-span structures in the wake of Hurricane Katrina earlier this year.



**N**o building came to make us so aware of the human misery caused by Hurricane Katrina and its aftermath than did the Louisiana Superdome. It was so tragic and so unsought.

For three decades, the Superdome has been the world's largest unobstructed steel-built venue. It had brought joy and pleasure to many. It hosted the world record indoor concert crowd of 87,500 — for the Rolling Stones, naturally.

It was the venue where a North Carolina freshman, Michael Jordan, beat Georgetown with a last-second shot in the NCAA finals. Popes had paid a visit. How heartbreaking then to become a symbol of relief efforts gone badly wrong and a venue for the mind-numbing miseries of thousands.

### Stadium supreme

The Dome dates back to the 1970s when Louisiana opted to build a state-of-the-art athletic and convention facility. It would be only the second domed stadium ever, and twice as large as its seven year-old predecessor, the Astrodome.

The architectural brief was for a free-standing, 45,000 sq m roofed stadium. The design would break new ground. The architects, Curtis & Davis and Associates, opted for a steel frame on a concrete base with a lamella steel roof.

Construction started on August 11, 1971, on the site of a former cemetery. Locals attribute the subsequent poor record of the New Orleans Saints, who call the Superdome home, to this disturbing of the dead.

Construction was completed in November 1975, with costs totalling \$US134 million.

The interior volume of the final building covers 3,500,000 cu m. It has a diameter of 210m and a height of 82.3m. Its floor area of 25,000 sq m makes it the largest domed structure in the world. The listed maximum football seating capacity is 72,003, with smaller numbers accommodated for basketball, baseball and hockey.

### Disaster vs design

Overall, the Louisiana Superdome has worn well. It looks relatively undated and continues to host sporting and other events with ease.

And it was built to withstand catastrophes. The original roof was engineered designed to withstand 200mph winds, and flood waters were calculated never to be sufficient to reach the second level, 10m from the ground.

Prior to Katrina, the Superdome had been used as an emergency shelter, although it was never designed for such a task.

It was known to suffer from severe shortcomings in this role. In 1998 it housed 14,000 in the aftermath of Hurricane Georges. On this occasion it had been found difficult to supply people with the necessities, while looting had been rife.

Severe logistics problems bedevilled the Katrina refugees. These were compounded when 145mph winds took out two sections of the roof causing water and debris to pour onto the 20,000-plus people below. Ultimately, some 70% of the roof failed.

### Roof

The roof failure could raise intriguing questions for the construction and legal industries.

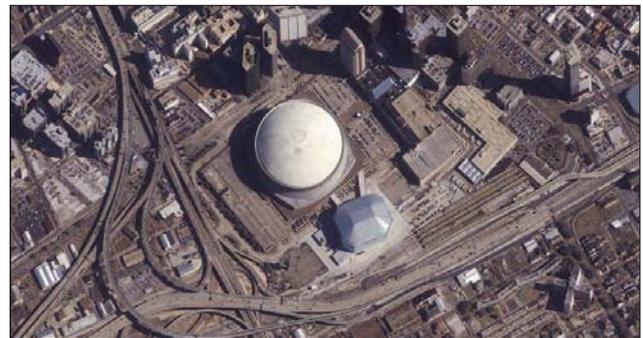
The original building employed the then novel sprayed polyurethane foam (SPF) system, applied directly over a metal deck. It provided seamless water protection with good insulation and excellent fire and wind resistance.

In 1979 a severe hail storm caused thousands of



*Above: Wounded icon: The Louisiana Superdome with its severely damaged roof surrounded by Katrina's floodwaters.*

*Below: The Louisiana Superdome from space as captured by IKONOS satellite on December 19, 2000. Picture: spaceimaging.com*



hairline cracks in the outer coating. No leaks occurred but roofing consultants argued that the damage had grossly affected the integrity of the roof.

The SPF was allowed to deteriorate, and although nothing was done for eight years no leaks occurred. Finally, in 1987, recoating was undertaken. Polyurethane was again used but covered with a thin layer of a Dupont Hypalon waterproofing — which took 162 days to apply.

### Aftermath

The last of the Superdome victims climbed aboard evacuation buses on Saturday, September 3. They left behind millions of dollars of damage, a flooded field, overflowing toilets, a sea of garbage up to three metres deep and a wretched stench.

Although the roof requires repair, the Superdome remains structurally sound. There has been talk of razing the entire building but this has been rejected out of hand by the Dome's manager.

## Tip 20. Penetrations in fire rated systems



*The design stage is the best time to decide where to place and how to treat penetrations. This is an example of how **not** to do it.*

- ***Penetrations in fire rated systems can take many forms. They can be as large as doors or ducts, and as small as a single electrical wire.***
- ***If not treated properly all penetrations, large or small, have the potential to leak smoke or cause fire spread.***
- ***A small match can start a big fire and, similarly, a small hole in a fire separation can start a big fire on the side of the wall we are trying to protect.***
- ***Treat fire separations as walls of a fish tank. Don't take risks by installing penetrations incorrectly and creating potential leaks.***
- ***Proprietary technical literature such as "Penetrations in GIB Fire Rated Systems" explains how to deal with simple penetrations correctly and where to find further help for more complicated penetration details.***
- ***Do not wait until services are about to be installed, or have been installed, before considering how penetrations affect the performance of the fire separation.***
- ***Think about penetrations at the design stage and make appropriate allowance for them early on.***
- ***Rectification on site can be a very costly business.***

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Promotion valid until 30 November 2005. Bathrobes supplied at time of delivery.

## Change from H1.2 to H3.1 or H3.2

With effect from **1 November 2005** Carters policy will be to supply H3.1 (or H3.2) treated timber for all situations where the building code currently requires the supply of H1.2 treated timber in the manufacture of frames and trusses and/or where customers otherwise request treated timber to use in frames and trusses.

This change is to provide greater peace of mind for customers and council inspectors that where treatment is required the highest level of treatment is being provided and to avoid any risk of a lesser treatment level being supplied.

Consequently in the lead up to 1 November 2005 Carters will be clearing stocks of H1.2 and T1.2 treated timber and will be supplying them in manufactured products where specified, or where lesser treatment is specified, until stocks are depleted. For your knowledge NZS 3602 (113.4) allows for the supply of a higher specification product to be used.

Carters have also written to all New Zealand Local Councils advising them of our intentions.

If you have any questions in regard to these changes please contact Grant Crowhurst, National Manufacturing Manager for Carters, on telephone (09) 272 7200.

Stuart Munro  
Chief Executive



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