

NEW ZEALAND

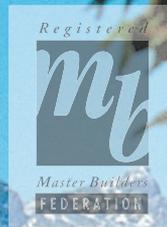
building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



**Win this
Makita
cordless
drill!**

MARCH 2006
VOL 16 NO 2



**Concrete:
Safety issues
and new
products**

**Conference 2006:
RMBs to converge
on Queenstown**

MARCH 2006 | VOL 16 NO. 2

inside this issue

RMBF News p4-10

The industry's road ahead, House of the Year competition changes

Industry News p11-17

Newsbriefs, Project news, Safety campaign in Auckland

Vehicles p18-19

Ford's latest offering

Concrete p20-26

Safety issues, new products, conferences, new industry appointments

Product News p27

BCITO News p29

Columnists p30

Lawyer Tim Bates with an example of the Construction Contracts Act in action

Builders Tips p31



Win a Makita cordless drill! Page 12

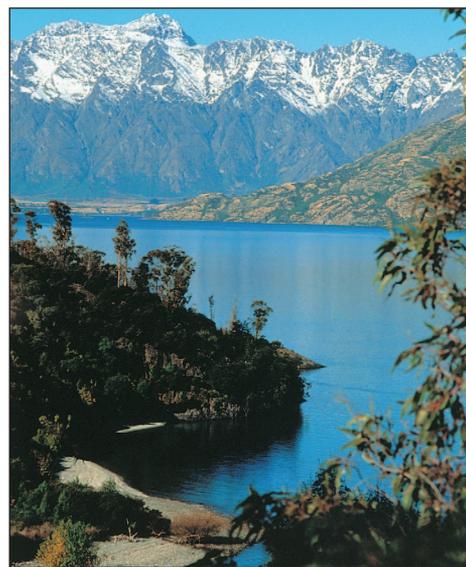
building today

RMBF chief executive Pieter Burghout, his executive and other Federation members will have their hands full this year with ongoing legislative work in conjunction with the Government.

As the major construction industry organisation in New Zealand, the RMBF has, rightly, assumed much responsibility on behalf of the industry by recognising the critical importance of future industry frameworks and becoming deeply involved in policy development. As Pieter says in his monthly column, these frameworks will set how the industry will operate for the next 10 to 20 years.

And the organisation's standing will be further enhanced with the presence of Minister of Building Issues Clayton Cosgrove and DBH chief executive Katrina Bach at the RMBF conference in Queenstown next month — it'll certainly be one not to be missed.

Andrew Darlington
Editor



cover story p7

Publisher: Taurean Publications Ltd,
P O Box 35 343, Browns Bay
Top Floor, 39 Anzac Road, Browns Bay, Auckland
Editor: Andrew Darlington
Ph: 09 478 4888 Mob: 021 90 11 56 Fax: 09 478 4588
E-mail: andrew@buildingtoday.co.nz
Advertising Manager: Mike Rynne
Ph: 09 426 2436 Mob: 0274 949 064 Fax: 09 478 4588
E-mail: mike@buildingtoday.co.nz

BUILDING TODAY is the official magazine of the Registered Master Builders' Federation. Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of RMBF members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBF and members are not liable for any statements made in Building Today unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.
1-year subscription: \$56.25 (GST incl). ISSN 1171-0225

REWARDS

'06
'07



4 WAYS TO DOUBLE YOUR POINTS



Get your '06 – '07 Rewards when you pick up your building supplies from Exotic Building Supplies!

It's this easy: The more you buy, the more points you will receive and the bigger your rewards will be.
PLUS We've got **FOUR** extra Promotions for you to double your points!
Buy from any Exotic Building Supplies branch and start earning your unique individual rewards today!

EAST TAMAKI	95 Harris Road, Tel: 09 274 5755, Fax: 09 274 6421
ALBANY	10 Tawa Drive, Tel: 09 415 7171, Fax: 09 415 7172
HENDERSON	256 Swanson Road, Tel: 09 836 0969, Fax: 09 837 2578
PUKEKOHE	60 Manukau Road, Tel: 09 238 6836, Fax: 09 238 6831
HAMILTON	86 Vickery Street, Tel: 07 850 6006, Fax: 07 850 6076

Email sales@exotic.co.nz **Website** www.exotic.co.nz

QUALITY PRODUCTS • TOP SERVICE • COMPETITIVE PRICES

chief's chat

by ceo pieter burghout

Getting the industry framework right for the next 20 years



2006 is going to be a historical year for the building and construction industry.

It will be the year in which the more detailed frameworks for Building Consent Authority accreditation, product certification and Building Practitioner Licensing will all be developed by the Department of Building & Housing (DBH).

There will also be ongoing work done on the review of the Building Code, although we won't see the fuller outcomes of that process for another 18 months or so.

These frameworks will set how the industry will work and operate for the next 10 to 20 years — and as such they deserve all the careful consideration, oversight and input that the industry can muster.

The Registered Master Builders Federation recognises the critical importance of these frameworks, and we have been as deeply involved in the policy development process as we possibly can.

This includes meeting regularly with DBH officials on the details of the various policy proposals, and putting RMBF representatives onto the various working groups that the DBH has organised

around key streams of work.

We are dedicated to giving our input to DBH officials — and, if required, to the Minister and the Government — and I know that the DBH has also been keen to get that input back from us and the broader industry.

The RMBF recognises the critical importance of these frameworks, and we have been as deeply involved in the policy development process as we possibly can.

It's in their interest to ensure the regulatory frameworks they put in place are actually going to work and, with the advice we give them, we both have a mutual interest in working with each other.

Our specific interest is in the building practitioner licensing framework, and we have been doing a great deal of work on this across the November to February period.

While we have yet to see the final outcomes of that work — the DBH is putting its proposals to the Minister of Building Issues and Cabinet over the next few weeks — we can say that we have been happy with the level of consultation the DBH has sought from us and the industry on its proposals.

The level of consultation from the DBH gives us confidence that we will end up with a licensing framework that will work and that will achieve the broader outcomes we are all looking for.

As we progress closer towards implementation of some of these frameworks, it is sometimes easy to forget the original intent of the proposals and start slipping backwards into taking a softer approach than we really should be.

In the RMBF's view a lot of what the Building Act is about is "lifting the quality of the industry", and we will continue to use that benchmark to test the policy work that we are asked to comment on.

As we know, sometimes it takes a bit of extra effort to "hold the line" — but we know the work we're doing is important, we know the quality outcomes we want to achieve, and so we will continue to advocate the right framework on behalf of the industry.

One of our business strategies is to be the "industry champion" — and the leadership role we have taken on licensing has been very much part of that industry champion strategy.

We look forward to seeing what the proposed licensing framework looks like — which should be released by the DBH around April.

We will keep informing our members of those outcomes as soon as they come to hand.

Related links: www.buildingtoday.co.nz/march06/rmbf1

RMBF: Softening market was expected

The latest building consents data from January 2006 was in line with expected industry trends, RMBF chief executive Pieter Burghout says.

While residential consents fell 15% by number in 2005, they only fell 6.7% by value — and commercial consents only fell by 2%. Factoring in additions and alterations, the total value of construction activity to the year ending January 2006 was the highest it has ever been — \$10,905 million, up 1% on the January 2005 year.

“So 2005 was still a very big year for the building and construction industry. But, builders should expect further softening in the residential market over 2006/2007 before another lift in mid to late 2008,” Mr Burghout says.

“As the overall building and construction market softens for the first time in nearly five years, builders will welcome some ‘breathing space’ in the running of their businesses. It’s been so busy that most builders have been stretched, but a slight lull will let them get on top of things.

“I believe a slight softening will be useful for the construction industry overall. In particular, the time is right to concentrate on the development of the licensing framework for implementation later next year, through to compulsory licensing in November 2009.”

Mr Burghout also says now is the time for builders to think about marketing programmes, including the upcoming House of the Year Awards as an opportunity to promote themselves and grow their business.

Related links: www.buildingtoday.co.nz/march06/rmbf2

Dunedin woman wins dream bathroom

A delighted Dunedin woman has won a \$25,000 dream bathroom thanks to Mico Bathrooms and Registered Master Builders.

The prize package was featured in the 2005 House of the Year national magazine. Five hundred readers entered the draw to win the modern Mico bathroom.

The lucky winner from Dunedin, Rosanne McKinstry, was thrilled with the result of the draw.

“When I received the phone call to let me know I had won, I was so stunned I couldn’t speak,” she says. “It is a fantastic prize package.”

Rosanne is presently renovating her villa in the Dunedin suburb of Roslyn. “The new bathroom will be a welcome addition to the house and will inspire us to complete other rooms,” she says.

Warren Simpson, sales and marketing manager Mico Plumbing, says Mico is proud to sponsor the Registered Master Builders House of the Year Awards in association with PlaceMakers and hold the naming rights to the Bathroom Award.

“We are pleased to support New Zealanders who are in the process of building or renovating their homes. Bathrooms are often one of the most expensive rooms to furnish, so it’s great to award a worthy recipient with a modern and stylish Mico bathroom,” Mr Simpson says.

Registered Master Builders Federation president



RMBF president Mike Fox (left) and Crane Distribution NZ Ltd sales and marketing manager - plumbing Warren Simpson draw the winning entry from Rosanne in the Mico Bathrooms prize draw which readers of the 2005 national House of the Year magazine entered.

Mike Fox shares the sentiment.

“The House of the Year Awards is an annual industry event that promotes excellent workmanship, design, functionality and style. It’s an honour to help someone add these qualities to their home with a \$25,000 Mico bathroom package,” he says.

Mico is New Zealand’s premier plumbing supplies wholesaler and retailer for bathrooms, kitchens and laundries.

Related links: www.buildingtoday.co.nz/march06/rmbf3

RMBF Head Office: PO Box 1796, Wellington

Ph: 04 385 8999 Fax: 04 385 8995 RMBF Helpline: 0800 269 119 BuildersCV: 0800 762 328
www.masterbuilder.org.nz www.builderscv.co.nz

Registered Master Builders Association Managers:

Ashburton: John Howe 03 308 3362
 Auckland: Dan DeWitt 09 302 2894
 Canterbury: Steve Lowery 03 357 9469
 Gisborne: Katrina Duncan 06 863 3678
 Gore: Jacque Lloyd 03 208 9240
 Hawke’s Bay: Jillian Dinsdale 06 877 1575

Manawatu: Des McKay 06 357 8051
 Marlborough: Richard Morris 03 577 6638
 Nelson: Kathy Tatlock 03 548 0643
 Otago: Rowan Howie 03 455 5165
 Rotorua: Nicky Van Twuiver 07 332 3625
 South Canterbury: Trish Harris 03 684 5005

Southland: Vicki Popham 0274 328 065
 Taranaki: Paul Jones 06 757 4796
 Taupo: Graeme Price 07 378 4463
 Tauranga: Lani Christensen 07 577 0628
 Waikato: Colleen Walker 07 849 1788
 Wairarapa: Pip Dalgliesh 06 378 8008

Wanganui: Warrick Stitchbury 06 348 8088
 Wellington: Gerald Rixon 04 381 2850
 Westland: Denise McPaikie 03 768 7923
 Whakatane: Martin Hygemann 07 308 4393

RMBF Regional Service Team:

Brent Hall: Auckland South, 0274 804 055
 Grant Hayes: Auckland North, Whangarei, 0272 859 516
 Bob Bringans: Tauranga, Waikato, Rotorua, Whakatane, Taupo, 0274 961 050

Peter Philipsen (New Zealand Regional Service Manager): Wellington South/Central, Manawatu, Taranaki, 0274 846 207
 Darryl Fawcett: Wellington North, Kapiti, Wairarapa, Hawke’s Bay, Gisborne, 0274 574 146

Ian Gould (Southern Regional Services Manager): South Canterbury, Otago, Gore, Southland, 0274 357 397
 Peter Winchester: Nelson, Marlborough, Westland, Canterbury, Ashburton, 0274 722 226

Why do building companies get stuck at a certain size?

By RMBF president **Mike Fox**

Have you ever said to yourself:

- “I thought we were going to have a great year because I doubled my volume. But instead of doubling my profit, I lost my shirt!”
- “We’ve tried to do \$1 million turnover each year, but can never quite get there”
- “I know I could grow if I just got out of the day-to-day stuff and spent more time selling”.
- “We consistently do \$2.5 million turnover but can’t ever seem to grow beyond that point”.

All the above are common catchcries from the majority of builders — particularly from Registered Master Builder members who want to grow their business and who, for one reason or another, reach a certain size and then often stagnate at that level, unsure of how to progress to the next level.

So the question is how do you break the shackles and push on with profitable and manageable growth?

There are some basics to understand:

- Maintaining steady growth in our industry is not possible — it nearly always happens in spurts.
- Doubling sales volume at \$200,000 is much easier than doubling volume at \$2 million.
- Business growth is based on process, delegation and management skills and less on technical and building skills.
- Companies go through evolutionary stages to grow.

There are typically five stages of small business growth, and it is worth understanding these and identifying the stage you are at.

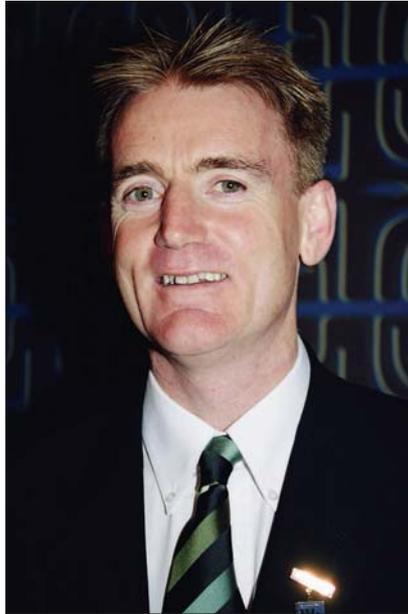
It is also important to understand that the stage you are at is not set by turnover but, more importantly, by your number of employees and the management structure you operate with. The typical steps are:

Existence Stage — Hand to Mouth

The owner does everything with the number one concern being cashflow and the ability to meet the bills each month.

The business focus is based solidly on getting customers and delivery of product. There is little to no strategic planning, and the operation is one bad job from going out of business.

I would hazard a guess that the majority of small builders are in this category.



RMBF president Mike Fox.

Survival Stage — Bumbling Along

This is where the owner still does everything but is starting to develop systems and doing some basic business disciplines — such as using cash flow projections — but there is still no strategic or longer-term planning.

Companies can be profitable but usually by accident as there will be little defined or repeatable process.

Success Stage — Owner Rules Supreme

This is where you can make it or break it. There are two paths that can be taken — one planning for growth, the other disengaging and staying with the status quo.

The success-disengaging path is where the company may have some functional front line managers but the owner still rules supreme.

There are basic financial, marketing and production systems in place. However, growth is seen as painful and/or frightening and, accordingly, the company performance plateaus at a point the owner feels comfortably in control.

All this said, the business can continue in this phase for a long time.

The success growth path, conversely, is where the owner sees growth as the focus, and commits resources to achieve this.

There is extensive planning and forecasting for growth, and management staff are employed with an eye to the future rather than to meet the immediate current position of the company.

Take Off Stage — Letting go of the Reigns

The company’s growth is significant, with primary concerns being delegation, cashflow and planning to cope with the exponential growth.

This is a pivotal point in the company’s life, as the owner will be out of their comfort zone with many decisions having to be made by front line staff.

These decisions will, of course, never be quite the same as if the owner was making them. However, that is a cost of growth and must be factored in.

This is part of the breakthrough. If the owner cannot accept or get beyond this phase then they will retreat back to their comfort zone and consequently stifle the growth of the operation.

Maturity Stage — A Corporate Model

At this stage profit is based upon process and not necessarily identities or personalities. The business operation will be detailed and structured with a clear strategic plan and direction.

Management of the business will be by delegation with full accountability.

Should the company not be successful in delegating, grow too fast or not be able to keep sufficient volumes up to support the infrastructure, then the possibility is there to slip back to an earlier growth stage.

How to get started

So, after reading all this how do you grow your business so that it is not a lifestyle business or defacto employment position?

Analyse your own growth that occurred at the beginning of your company life.

Look at your company’s results for the past five

Continued page 9

Related links: www.buildingtoday.co.nz/march06/rmbf4

Fresh Powder — Fresh Concepts — Last Chance!

Stimulating, challenging and fresh industry perspectives in store

The 2006 RMBF conference being held in Queenstown from April 22 to 24 will be an exciting event, with a wide variety of speakers ranging from government officials to New Zealand's top economists, along with business, organisational and some really "true-blue" kiwi personalities.

The event kicks off on Saturday night with the ITM Southern welcome party at the Skyline Gondolas and Restaurant, with comedian Len the Loser.

Bring a willingness to laugh — and an appetite

As with past years, the theme is casual, but be sure to bring a willingness to laugh and an appetite as a buffet dinner will be provided.

In keeping with the RMBF's "fresh" theme this year, the conference will be opened by Minister of Building Issues Clayton Cosgrove and Department of Building and Housing chief executive Katrina Bach, who will give a general overview of the government's direction in relation to building issues and, specifically, builder licensing.

PlaceMakers and James Hardie guest speakers John Anderson and Celia Lashlie are also bound to provide thought-provoking sessions.

ASB Bank chief economist Anthony Byett and David Anderson from Stand Consulting will be briefing builders on making the most of a slow economy and how to position your business in a softening market.

Sneak preview

There will be a sneak preview of the RMBF's new publication *Building your Business* with editor Chris Preston who, along with a panel of experts, will present a series of workshop sessions on legal, employment, insurance, ACC and OSH issues — all subjects central to builders' businesses.

Ben Mitchell from Pro-Directions and Anthony Leighs



from Leighs Construction will show best practice disciplines in project management, with Anthony providing the Hillary Field Centre as an exemplary case study of how to do things right and right on time.

adventures, mountain biking, Skipper's Canyon and rafting — and for those who prefer a quieter pace there is also golf and a wine trail around some of Central Otago's famous wineries.

RMBF conferences are legendary among the members who attend — once they go to one they want to keep coming back for more.

There will also be a panel of experts discussing sustainable building. Nick Collins (Beacon Pathways), Peter Robertson (BRANZ), Peter Thorby (DBH), Mahara Inglis (Ministry for the Environment) and Peter Watt (EECA) will give an overview of sustainability and the government's perspective, and launch the latest BRANZ *Sustainable Foundations Guide*.

GIB/Winstone Wallboards are once again supporting the Partners Programme which includes an excursion on the steamship TSS Earnslaw to Walter Peak High Country farm.

Telecom is providing boxed lunches for this year's optional excursions, which includes jet-boating, 4WD

The Carters Gala Dinner's theme is "Fresh Powder — a Complete Whiteout" with music provided by XSet. For our future generation of little builders, the Mico kids club is on again, but be in quick as you don't want the kids to find out you couldn't make it this year!

RMBF conferences are legendary among the members who attend — once they go to one they want to keep coming back for more.

The RMBF encourages all members to get to Queenstown in April to hear first-hand some stimulating, challenging and fresh perspectives into what's in store for the building and construction sector for the next few years. You won't regret it!

• Look out next month for *Building Today's* in-depth preview of the 2006 RMBF conference.

Related links: www.buildingtoday.co.nz/march06/rmbf5

Commercial contractor leads the way in building innovation

Hawkins Construction was commended for its building expertise and collaborative approach when it was named national winner in the Commercial Award \$2 - \$5 million at the Registered Master Builders 2005 Commercial Awards in association with PlaceMakers.

Hawkins impressed the judges with its approach to challenges during the contract period and the way it formed close working relationships, while ensuring the project remained on time and on budget.

Hawkins Construction regional manager Ross Hargood says the company's competitive edge has been enhanced following the award.

The competition encourages excellence and the constant desire to improve. "Standards set in the competition means there is no time for complacency on the job, and everyone in the business enjoys seeing the rewards additional effort brings," Mr Hargood says.

The award-winning property, Innovation Park, was built



The Hawkins Construction entry which won the Commercial Award \$2 - \$5 million at the Registered Master Builders 2005 Commercial Awards in association with PlaceMakers.

for Innovation Waikato. The building acts as an "incubator" for hi-tech companies involved in research and development to commercialise their resulting products.

"To know we achieved against the exacting standards of our industry was a real buzz. Clients understand the importance of winning, and to be able to differentiate ourselves and benchmark our business in this way is invaluable," Mr Hargood says.

The commercial sector is constantly changing and, as a specialist commercial contractor, Hawkins enjoys the

challenge of developing better solutions for clients as the demands of modern business increase.

Mr Hargood and his team are already looking forward to seeing how the company will perform in this year's enhanced RMB Commercial Project Awards competition, and urges others to consider entering the commercial categories.

"Entering really is worth it. Your standards increase and staff morale skyrockets. It's important to get your business recognised and to stand out from the crowd," he says.

Related links: www.buildingtoday.co.nz/march06/rmbf6

Contrasting design helps company win building award

AKerikeri home built by the House Company which successfully combines two design styles earned the top accolade in the New Homes \$200,000 - \$300,000 category in the Registered Master Builders 2005 House of the Year competition in association with PlaceMakers.

The house's sleek, smooth interior betrays no hint of the angular exterior which guilds it, prompting judges to say that the home demonstrated "true building genius".

House Company (BOI 1998) manager Peter Smith says the business had received recognition in the House of the Year competition on previous occasions, but the national award win provided a real boost.

"The House of the Year is our main marketing tool, and the free media exposure has driven a huge number of inquiries. As a result of our win, leading publications including *Trends* have written articles featuring the house we built," Mr Smith says.

His advice to other companies is to keep House of the



The House Company (BOI 1998) entry that won the New Homes \$200,000 - \$300,000 category in the Registered Master Builders 2005 House of the Year competition in association with PlaceMakers.

Year in mind during the construction of each property they build.

"This helps improve overall quality and ensures companies have several potential entries to choose from when the competition opens.

"We use our success on House of the Year on all point

of sale material, and we keep display boards in our office. Our confidence continues to grow as we see our work getting better and better.

"We believe clients can build the house they want, not the house we say they can have, and our success in House of the Year reflects this," Mr Smith says.

Related links: www.buildingtoday.co.nz/march06/rmbf7

Taking technology to new Territory

By Building Today Motoring Correspondent



The Ghia SY Territory: Extras galore in this beast!

This is our Territory and don't let anyone around the world tell you any different. Judging from Ford's phenomenal success with Territory here and in its home country — and, sadly, the land of Big Red rocks is home to the Territory, unlike pavlova, which we had first — it would not surprise this motoring writer to encounter the Territory in other global markets.

We checked out the Ghia — or top-of-the-line — Territory this month and, therefore, we had the best of everything. But we felt it appropriate to identify that there are three other versions of Territory — the TX rear wheel drive, the TX all wheel drive, the TS AWD as well as the Ghia AWD, the model you're reading about.

This is the SY Territory, launched to coincide with the BF (Better Falcon) launch. Territory owes quite a bit to Falcon, so it stands to reason that when the big bird gains so does the Territory.

First up, Territory's transmission — which was, let's be fair, not too bad to begin with — has now gone to the ZF factory to have new life and a new cog breathed into it. So we now get a Territory with a very slick and sexy six-speed auto. The advantages are immediately obvious — greater driveability, better fuel economy potential and much greater flexibility in rev range.

You also, as an added safety feature, gain dynamic stability control for better cornering on the road and hill descent control for when you want to go off road.

Dynamic stability control helps the Territory do away with those nasty understeer/oversteer thingies,

basically keeping you and the vehicle on the straight and narrow as much as possible, bringing ABS, traction control and electronic brake force distribution systems into play as required.

Next up is the addition of the eyes in the back of the head. This is an area that most chippies who have to back the Territory will certainly appreciate.

The inclusion of a camera, mounted just under the latch and above the licence plate, has given the driver 15 metres of rearward visibility, all of which is communicated to the TFT screen in the cabin.

All very cool. But what about the guts of the thing? Territory has the 4-litre, six-cylinder inline engine with 190kW of power and 383Nm of torque, but the engine has been upgraded to the extent that the SY model increases fuel efficiency by 2.5%, going from Ford's 13.5 litre per 100km to 12.8 litre per 100km.

Territory has fold flat seating with regular seating for five in the rear, which gives you a sizeable cargo space when you're not trucking people around and, as far as driving long distance goes, the Territory's comfort levels are hard to match.

Cruise control, dual zone climate air, wheel mounted stereo controls, power adjustable pedals and six-way adjustable driver's seat means if you can't get comfy in a Territory, go talk to the *Guinness Book of Records* — they've got pages for people like you. For the rest of us, a trip to the nearest Ford dealer to check out the SY Territory is a better idea.

'Bash' convoy an impressive sight



For those who may not have heard, or who have been hiding under bits of 4x2 for the past 16 years, the Variety Bash is an annual event. Variety looks after the kids, and the Bash is Ford's way of helping out Variety, with help from others of course.

From March 11 to 18, 2006, the Bash, consisting of a convoy of pre-1970 vehicles — many of them Fords — will travel from Timaru to Aoraki, Mt Cook, and to all the places in between, including some off the beaten track regions such as Fairlie, Drummond and Roxburgh.

The Bash attracts committed individuals and corporates from across the country and Australia, with some people having participated for 15 consecutive years.

Individuals, corporates and local and national celebrities traditionally join in on making the Bash a highlight for children and adults alike. Celebrities will include Ewen Gilmour, a long-standing member of the infamous Ford "Rat Pack".

According to Ford New Zealand media relations manager, and new "Rat Pack" Bash team member Clare Ponton, part of Ford's commitment to Variety is the provision of 12 official vehicles for the Bash.

"This year there will be a collection of brand new BF Falcons and SY Territories, and a couple of Explorers. The new Fords make an impressive sight on the road, especially when travelling together in convoy," Clare says.

However, Clare and company will be rocketing around in not the latest, but certainly one of the favourite vehicles — a 1963 Zephyr (pictured above).

Last year the Bash visited the central North Island and raised more than \$300,000 for New Zealand children.

Related links: www.buildingtoday.co.nz/march06/vehicles



Save shedloads and keep your accountant happy.



* Shown with aftermarket tray. Cost of tray additional.

COURIER HIGH COUNTRY CHASSIS CAB 4X4*

- 2.5L turbo diesel engine
- Limited slip differential
- Air-conditioning
- Power steering
- In-dash CD stereo
- Tilt adjustable steering column
- Side protection mouldings
- Side door intrusion beams
- Central locking

ONLY
\$31,790*
 PLUS ON-ROAD COSTS
(SAVE \$11,200)
 RRP\$42,990
 PLUS ON-ROAD COSTS

* Shown with aftermarket tray. Cost of tray additional.

LIMITED STOCK AVAILABLE.



Win the ultimate way to watch the Super 14.

Ford has created 14 super-comfortable seats for you and your mates to watch the Rebel Sport Super 14 Rugby. It's the Ford Rev Up Zone. And it could be all yours for one unforgettable game. Just buy a Ford or get one serviced at your Ford dealer during the 2006 Rebel Sport Super 14 season, and you'll be in to win the Ford Rev-up Zone, that's 14 seats at one of your Super 14 team's home games. But be warned, they're so comfy, you may not want to leave. Conditions apply. See your Ford dealer for details

J W T FOR 1069



Concrete and cement safety issues should be taken seriously

Professional advice should be obtained for appropriate risk strategies

Concrete is one of the most widely used construction materials. Anyone who uses it, or is responsible for managing or supervising its use should be aware that it can be hazardous to handle. Professional advice should be obtained for appropriate risk management strategies.

Some Examples of Exposure

- Skin and Eye Conditions: Contact with cement or concrete can cause irritation to the skin and eyes, resulting in skin conditions such as cement burns, cement dermatitis and dry skin or irritation to the eyes.
- Cement Burns: If freshly mixed cement grout or concrete comes into contact with your skin or eyes by, for example, falling into your boots or gloves, or by splashing into your eyes, serious skin or eye burns can occur.
- Dermatitis: Irritant or contact dermatitis can result from the combination of wetness, chemical corrosiveness and abrasiveness of cement grout or concrete. Allergic dermatitis can result when operators become sensitised to the chromium salts in cement or to some other additives.

How to take care

Safe work practices must always be employed to protect you and others from any hazards caused by working with wet concrete or grout.

Skin and Eye Protection

Personal Protective Equipment (PPE) must be provided to protect skin and eyes. The end user needs to determine that the PPE used on the job is appropriate for the end use it is being put to.

As a guide, equipment should have been tested and shown to comply with either a NZS/AS Joint Standard, or an EN or ASI Standard.

Equipment that should be shown to conform to one of these Standards are goggles, gloves, long pants, long sleeves, safety rubber boots and barrier creams.

Clothes should be worn to avoid traps for fresh concrete to fall into ie, sleeves over gloves, trouser legs over boots.

The alkalis in cement and concrete cause damage to unprotected skin by dissolving out the natural oils and fats.

To minimise skin damage, use a high quality barrier cream applied prior to coming into contact with the cement or concrete (with repeated applications as it wears off) then at the end of the job, apply a lanoline-based hand cream to replace any natural oils or fats removed from the skin during the day.

First Aid

If concrete gets onto your skin, immediately flush skin with cool, clean water.

Eye contamination should be flushed with cool, clean water for at least 15 minutes. Seek medical advice if irritation persists.

Dust

Concrete contains crystalline silica which is the most commonly found mineral on earth. Concrete dust contains particles of crystalline silica which, if small enough, can be breathed into the lungs. Exposure to this dust over a long period of time could result in your lungs being affected by damage and scarring resulting in shortness of breath and silicosis.

There is also some evidence that breathing silica dust may increase the chances of getting lung cancer. Smoking may also increase your chances of getting silica-related lung disease.

You can be exposed to concrete dust in the following situations:

- Drilling
- Opening pre-mixed concrete bags

How to take care

Safe work practices should always be employed to protect yourself and others from any hazards caused by

working with dry concrete materials.

Preventing exposure to dust

Dust must be prevented from entering the lungs to protect against long term health effects. The methods for addressing this will depend on the results of a risk assessment and, where necessary, the advice of experts.

Extraction systems, good ventilation and safe work practices

These are the preferred methods for reducing the amount of dust in the air when required by risk assessments:

- Use power tools with dust extraction devices.
- Provide sealed control cabins.
- Wet down dusty work areas and processes.
- Clean up every day by wet sweeping or vacuuming.
- When wetting down dusty areas, care needs to be exercised to ensure that the wash-down water does not drain into any stormwater system where it could harm aquatic life.

Personal Protective Equipment (PPE)

PPE may be required in addition to extraction systems, good ventilation and safe work practices.

- Use disposable masks for low levels of dust.
- Use half-face respirators with filters for medium dust levels.
- Use battery-powered respirators that filter air supplied to a full-face mask for high dust levels or where people have facial hair.
- Professional advice should be sought in order to decide the choice of respirator for the application.

Preventing harm from other hazards

- Manual Handling
- Assess the task, obtain correct equipment or seek help.
- Noise, Falling Objects, Eye Particles, Skin Irritation

Wear other protective equipment as required, including hard hats, long sleeves, ear protection, gloves, eye protection, long pants, and safety boots.

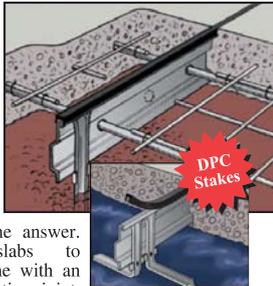
PPE must comply with New Zealand Standards.

Related links: www.buildingtoday.co.nz/march06/concrete1

MARKHAM

Pour long slabs in 1 with QUICKEY

CODE requires that slabs longer than 12m are divided by a construction joint. This means pouring in a number of pours.



QUICKEY is the answer. Allowing the slabs to be poured as one with an "insitu" construction joint, that relieves shrinkage without hidden zones that crack later.

Quick and easy-to-erect, it keys the slabs together eliminating up & down movement. Quickey is better than cutting which depends on large induced cracking.

Quickey can be used to screed off and has an optional capping for joint sealant.

For more information, enquire about



CONTROL & CONSTRUCTION JOINT SYSTEM

Aquron multi-purpose for Placemakers

New Placemakers stores in Auckland, Christchurch, Invercargill and Queenstown have utilised the AQURON providing a "light and even" appearance with surface hardening, anti-dusting and sheen enhancement qualities to the burnished concrete finish.



AQURON is easily applied to curing concrete as soon as it is firm enough to walk on, to provide complete curing assistance, ensuring even hydration of the concrete and reducing risks of slab curl, shrinkage cracking, surface crazing and delamination. AQURON treated concrete provides an abrasion resistant, easy to clean surface that develops a "sheen" with "use". AQURON is permanent and does not require maintenance, other than regular cleaning and the "more you use it, the better it gets".

For more information, enquire about

AQURON WAREHOUSE SYSTEM

Aquron control's moisture risks

High moisture levels in concrete were controlled by AQURON applied prior to fitout of tenancies at the recent upgrades of the WESTFIELD Malls in Riccarton in Christchurch and Queensgate in Lower Hutt. AQURON was applied to control moisture 72 hours prior to flooring being installed.



AQURON 2000 has been proven in New Zealand since 1996. AQURON 2000 internally sealing the concrete with a gel formation that "locks up" any free moisture allowing floor coverings to be installed regardless of the moisture readings. AQURON is a quality controlled supplied and applied treatment with a 15 year guarantee.

For more information, enquire about

AQURON 2000 MULTI-PURPOSE

Allen introduces hydro-rideon

Markham's introduce the most powerful ALLEN RAZORBACK Hydro-drive Rideon to complete the range of rideon powertrowell's proven in New Zealand since 1996.



ALLEN RAZORBACK is leading the revolution as more concrete spec's are demanding the use of Rideon machines for the superior finishing result.



Also used equipment & concrete saws

Markham's have the SMART CONCRETE/DEMOLITION SAW, with a powerful 2 stroke petrol motor making this machine suitable for any work site, requiring no electrical source. This robust power unit and mechanical system is still light-weight and compact making the machine easy to use.



Clear sealers for high traffic areas



AQURON Markham clear sealers have been utilised to the landscape concrete at THE BASE BULK RETAIL CENTRE in Hamilton. Markham's clear sealers are non-yellowing and suitable for high traffic areas.

AQURON Markham's clear sealers are suitable for both coloured and natural concrete surfaces including "honed", exposed aggregates, broom finish.

AQURON Markham also have clear sealers for concrete blocks / masonry and paving

For more information, enquire about

AQURON MARKHAM MASONRY SEALERS

Revolutionary twin-bladed saw

This unique saw is suitable for cutting Aluminium, Wood, Copper, Brass, Plastics, Steel. The two blades rotating in the opposite directions neutralise the reaction forces making clean burr-free cutting and eliminates kickbacks.



Safe, fast and efficient for everyone, everywhere.



Few sparks no fire hazard



Burr-free finish



For more information, enquire about

TWINNER

SWING CUT TECHNOLOGY

0800 693 694

Voidform[®]

The great base for a great job



Waffle raft slabs

The positive advantages of waffle raft slabs are the speed and ease of use, reliability, improved quality of the slab and the lower costs.

- Building is quicker and simpler than conventional methods because there are fewer stages in construction
- Less site preparation is required
- Work can often continue in adverse weather conditions. Recovery from heavy rain is quicker as generally there are no trenches or excavation to fill with water
- Concrete volumes can be accurately calculated meaning wastage can be eliminated. All concrete is contained within formwork and defined areas
- The Voidforms[®] provide built in insulation from the ground
- Quality control is simple because everything is open for inspection prior to pouring concrete
- Only one concrete pour is required
- The new WJ100 two piece spacer system works in the rib, edge beam and internal thickening in 100mm, 200mm and 300mm configurations.

Voidforms[®] and the WJ100 spacer system are available directly from Barnes Plastics.

Note: Due to freight costs we supply the North Island only.

we make them . . . we sell them!

For information and orders contact Barnes Plastics

09 579 9725

Fax 09 579 0472 sales@barnesplastics.co.nz
368 Church Street Penrose, PO Box 12 014 Auckland



New Zealand's largest
shape moulder of expanded polystyrene

EVERS/1983

timber

CCANZ appoints new info man

The Cement and Concrete Association of New Zealand (CCANZ) has appointed Adam Leach (right) as its new information and communications manager.



Mr Leach, formerly a librarian at Hutt City Libraries, has more than 11 years' experience in library and information management working in a variety of different roles, including communication co-ordination, IT support and project management, and web site development.

Mr Leach says he had been attracted by the range and complexity of responsibilities the role offered.

"The opportunity to work for the CCANZ, which is dedicated to providing specialist industry information within a competitive environment, really appealed to me. I'm looking forward to continuing to develop the high level of service currently offered to all CCANZ members," he says.

Related links: www.buildingtoday.co.nz/march06/concrete2

Conference papers called for

The New Zealand Concrete Industry Conference is calling for papers from experts within the industry.

Jointly organised by the Cement & Concrete Association of NZ, the NZ Concrete Masonry Association, the NZ Concrete Society, the NZ Ready Mixed Concrete Association and Precast New Zealand Inc, the conference will be held at the Christchurch Convention Centre from September 22 to 24, 2006.

The call for papers is open until March 31. Authors are asked to submit the following to the conference secretary:

- A 300-word synopsis of their proposed paper.
- A short career history and a written commitment to personally attend and present the paper at the conference, if the paper is accepted.

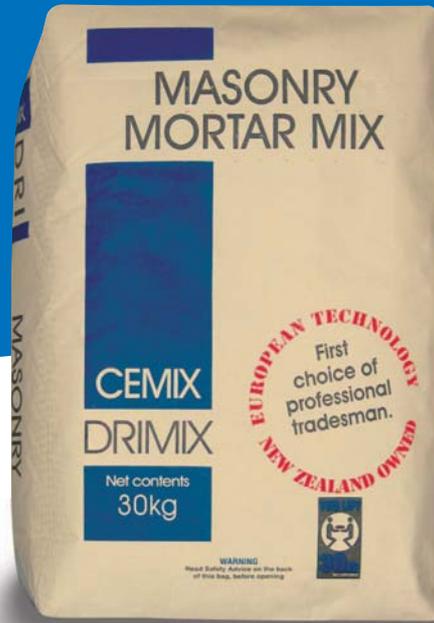
A six to 10-page paper is required from authors of accepted papers. The conference's provisional technical programme will cover all aspects of the concrete construction and associated technologies. Papers are being sought on research, design trends, marketing opportunities, recent developments, construction, materials, methodologies and new issues for cement and concrete.

All papers accepted for the conference will be eligible for the NZ Concrete Society's Sandy Cormack Award. The author judged to have presented the best paper at the conference will receive \$1000 and an award certificate.

All enquiries should be addressed to: The NZ Concrete Industry Conference, P O Box 12, Beachlands, Auckland (ph 09 536 5410, fax 09 536 5442 or e-mail: concrete@bluepacificevents.com).

Related links: www.buildingtoday.co.nz/march06/concrete3

The Best of Everything



Best Technology
Best Ingredients
Best Consistency
Best On-Site Support

Masonry Mortar Mix from Cemix is mortar of the highest possible quality. From carefully graded and processed sand fractions to hi-tech admixtures, Masonry Mortar Mix guarantees high workability and the best results.

Product available nationally through ITM, Stevenson's, Pinepac Group, Trowel Trades and other leading retailers nationwide.



Best technology, best results.

Achieving 'nirvana' with concrete

The leaky homes crisis of the late 1990s has turned attention to the use of alternative materials for residential construction, especially concrete.

While concrete has been used extensively as a building material in civil and commercial construction for many years, it is still not widely used for residential applications because of misconceptions over cost and complexity.

An economical, quality alternative to traditional timber-framed construction is Reid's Nirvana insulated concrete sandwich panel system.

Nirvana panels have a layer of polystyrene insulation between two layers of concrete that adds effective insulation to the thermal mass benefits given by the concrete. This creates a comfortable and healthy living environment inside the home.

The main benefit of thermal mass is that when the ambient temperature rises, the concrete absorbs heat and stores it until the temperature drops below the



The Nirvana insulated concrete sandwich panel system enhances concrete's natural insulation properties.

temperature of the concrete.

When this happens the concrete releases the stored heat to stabilise the air temperature. This results in flattening out temperature extremes, making homes cooler during the summer and warmer during winter with little or no need for heating or cooling in either season.

Because the insulation is on the outside of the main

structural layer it increases the efficiency of this action by restricting it to the internal environment.

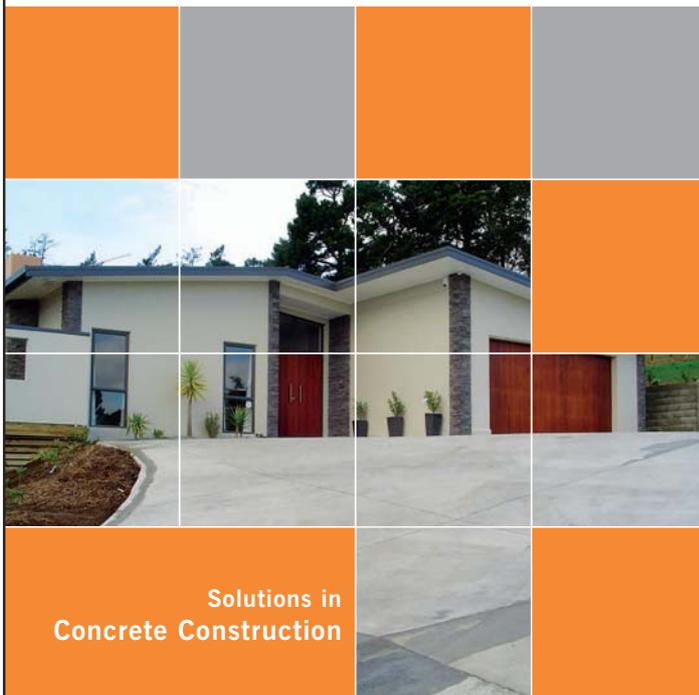
The versatility of concrete also means that it can be cast in virtually any shape and be formed into an almost unlimited range of exterior finishes.

This allows designers to have a huge amount of freedom and flexibility to create comfortable, efficient, healthy, secure, durable, stylish and economical homes.

Related links: www.buildingtoday.co.nz/march06/concrete4

Nirvana Insulated Concrete Sandwich Panel System

Creating a home you'll love to live in



Solutions in
Concrete Construction

COMFORTABLE

- Stable temperatures throughout the year
- Whisper quiet

ENERGY EFFICIENT

- Fully insulated
- High thermal mass
- Solar efficient

HEALTHY

- Weather proof
- Rot proof
- Dry
- Non-allergenic

SECURE

- High strength
- Fire proof
- Termite proof
- Earthquake resistant

DURABLE

- Damage resistant
- Solid masonry
- Low maintenance
- Won't rot, rust or corrode

STYLISH

- Design flexibility
- Adaptable styles
- Architectural freedom
- Unlimited finishes

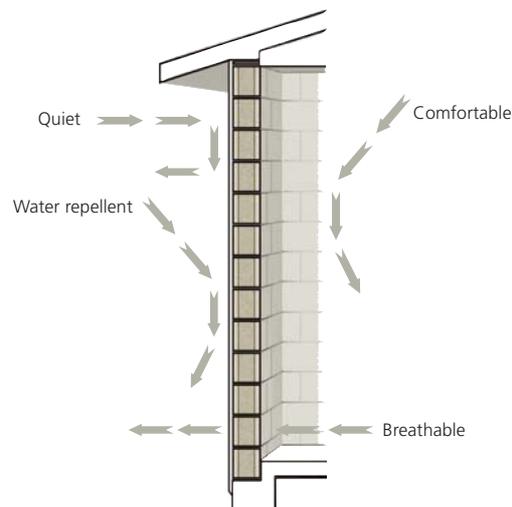
ECONOMICAL

- Fast to build
- Low cost, standard materials
- Suits most sites

reid
CONSTRUCTION SYSTEMS

www.reids.co.nz

0800 88 22 44



DryBlock is a new type of masonry, made with a special additive that ensures it sheds water rather than retaining it. Just like the feathery coat of duck.

DryBlock works as a system, including DryBlock, a special DryMortar and a minimum 20Mpa grout with an expanding additive. The result is a structure that is inherently water repellent, offering a reliable second line of defence should the outer coating be breached in any way.

A DryBlock system is as easy to install as ordinary masonry.

In some instances, it's even easier. The blocks are always light as they do not get saturated with water. The surface also dries quickly, even in wet weather, making for faster blocklaying.

DryBlock technology is available in standard blocks and across our architectural masonry range. As we say, you can be sure of Stevenson. Even when it's lovely weather for ducks.

For the full story on Stevenson DryBlock systems call 0800 DRYBLOCK (379 256).



Standard revision to result in safer structures

A major revision of the Standard for concrete design will be available soon, the result of which will be safer concrete structures and improved efficiency of design for structures using concrete.

Dene Cook from the CCANZ and chair of the committee that developed the Standard, says a number of factors including the new loading Standard (NZS 1170.5:2004), new technical information and the need to provide a more user-friendly Standard, led to the revisions.

In addition, recent updates of the Australian concrete Standard and of the American Concrete Institute Standard (ACI 318) contributed to the need for a revision of the 1995 version of the Standard.

Engineering design knowledge is constantly evolving as a result of research undertaken in New Zealand and internationally, experience gained from evaluating the damage caused by major earthquakes around the world and the introduction of new materials such as steel fibre reinforcing.

The Concrete Structures Standard includes the following essential information:

- Minimum requirements for the design of reinforced and pre-stressed concrete structures, which is intended to provide a verification method for compliance with the New Zealand Building Code.

A commentary, which:

- assists with understanding the requirements needed to comply with the Building Code,
- provides guidance on test and design methods for steel fibre reinforced concrete, and
- includes summary tables suitable as quick reference guides to the sections on beams, columns, walls and joints.

Key updates to the Standard

Several critical areas of the Standard have been updated:

- The Standard includes new information on Grade 500 reinforcing steel.
- The Design section is now component based as opposed to force based.
- The Seismic Design section is now compatible with

the recently released loading Standard NZS 1170.5:2004 Structural Design Actions.

- Earthquake actions in New Zealand.
- The Wall section reflects the latest developments in ACI 318 and testing conducted in New Zealand, including new formulas to address the potential issue of buckling of thin panel walls.
- Fire section — the fire amendments to AS 3600:2001 Concrete Structures have been included.

The Durability section now includes:

- new information for structures with a specified life-span of 100 years,
- revised provisions for zone C marine exposure classifications, and
- guidance on chemical exposure, aggressive soils, abrasion resistance and fastening protection.

The appendices have been revised and include design information on strut and tie models (based on ACI 318) and provisions for the seismic design of ductile jointed pre-cast concrete structural systems.

Related links: www.buildingtoday.co.nz/march06/concrete5

**DENKA
CSA**

**JOINT-FREE
SLABS**

XYPEX

**WATERPROOF
CONCRETE
STRUCTURES**

**TASCO
TECH-DRY**

**WATER REPELLENT
BLOCKS AND
PAVERS**

LEADERS IN CONCRETE TECHNOLOGY

d e m d e n

Demden Limited. PO Box 704, Tauranga. Phone (07) 575 5410. Fax (07) 575 5411. Email: info@demden.co.nz www.demden.co.nz

Flashings range extended

Quickflash ready-made flashings are designed to be purchased off the shelf to meet flashing requirements in accordance with E2/AS1.

Flashings are in three metre lengths with the exception of joiners and saddle flashings. They are available in 0.55mm Z450 galvanised steel, 0.55mm Colorsteel Maxx and 0.5mm stainless steel.

Saddle flashings are only available in stainless steel because of their compatibility with treated timber.

Several new flashings have recently been added to the Quickflash range. These include increased options for Z flashings, allowing for a variety of cladding widths.

Internal and external face flashings are also available for use with sheet claddings — for example, ply and fibre cement. These flashings are designed to be visible and are easy to fix, providing a clean corner finish for the cladding.

The full range of flashings and details on how they can be used are available on the Quickflash web site at www.quickflash.co.nz, with brochures available from building supplies merchants.

Architects and designers wishing to incorporate Quickflash flashing designs into plans can obtain a detailed catalogue and updated CD by e-mailing info@quickflash.co.nz, or phoning 03 543 2145.

Related links: www.buildingtoday.co.nz/march06/products1

Scalable three-tiered solution designed for building industry

Databuild is offering a three-tiered accounting solution designed for the construction industry.

The flagship is Databuild for Windows, an enterprise solution that services all estimating, quantity processing, ordering, scheduling, e-commerce and accounting needs in a single package.

It is scalable from single user systems right through to enterprise solutions with several hundred users in multiple locations.

The estimating module provides the end user with a comprehensive choice of tools to produce job estimates, bills of quantities, quotations, colour schedules, specifications and purchase orders. These routines include estimating recipes which will:

- produce an estimate and bill of quantities in a few minutes,
- produce a graphical take off that gives calculations of quantities, areas and lengths from scanned images,
- produce a CAD link that imports quantities, areas and lengths from export files generated in CAD systems,
- direct input to bill of quantities,
- copy from standard designs, and
- have the ability to import from other systems.



All preferred suppliers are listed with their prices and standard profiles which may be copied between jobs. The system can select the best supplier for each delivery within a cost centre by user defined rules such as price, locality and order value.

A batch of orders for single or multiple jobs can be e-mailed directly to nominated suppliers, together with attachments such as drawing files.

The accounting-orientated modules include posting of invoices that not only record commitments to creditors but post directly to job costs.

Related links: www.buildingtoday.co.nz/march06/products2

New alloy deck carries more load

Owners of large capacity light commercial vehicles in New Zealand can carry greater loads by using a new alloy deck recently introduced to the market by Best Bars.

This new deck is designed for maximum two-tonne load capacity, and is ideal for fitting to warrant of fitness class light commercial trucks up to 3500kg GVM.

Specific fit trays are available to suit most WoF-class Mitsubishi Canter, Isuzu N-series, Mercedes-Benz Sprinter, Ford Transit, VW LT Series and Transporter models, with custom-fit trays to suit most other warrant of fitness class trucks, including imports.

In some cases it can enable them to carry up to 400kg

more weight simply because the alloy construction is much lighter than most traditional steel and timber trays.

It can be installed as a rigid deck on a vehicle's cab/chassis or with a tipping mechanism, and it has three-hinged drop sides to make loading and unloading easier.

Accessories include ladder racks, side toolboxes, custom internal lashing points and a heavy-duty canvass tent cover to protect loads from the weather.

A marine grade plywood overlay can be specified to protect the alloy tray surface and to add grip to the tray when carrying awkward products.



A Ford Transit with the new two-tonne alloy deck from Best Bars, including the optional side toolbox, plywood floor overlay and ladder racks that can support the tent cover.

Related links: www.buildingtoday.co.nz/march06/products3

Auckland fishing competition — creating a splash!

Carters' six Auckland branches will be hosting the first ever Auckland Carters *Gone Fishin'* tournament out of the Hibiscus Coast Fishing Club on April 29, 2006.

The competition will commence at 7am, with launching from anywhere along the Whangaparaoa Peninsula and returning to land for weigh-in at 3pm.

This will be an amazing day of fishing with friends or family, with prizes for the best catches followed by a scrumptious dinner at the Stanmore Bay Boating and Fishing Club.

Gone Fishin' host Graeme Sinclair will be on the water with spot prizes throughout the day for those wearing the tournament T-shirts, and he will speak at the dinner.

So take this opportunity to get some fishing hints and tips from an expert.

There are some fantastic prizes up for grabs, including a Samsung Home Theatre System, Samsung Video Camera, Bollé sunglasses, Sony Discmans, Shimano fishing gear, *Gone Fishin'* Packs plus heaps more.

Entry is \$40 + GST per adult and \$20 + GST for children under 15 years of age. The competition is open to all Carters account holders and family members, and the registration fee covers T-shirt, prize-giving and dinner.

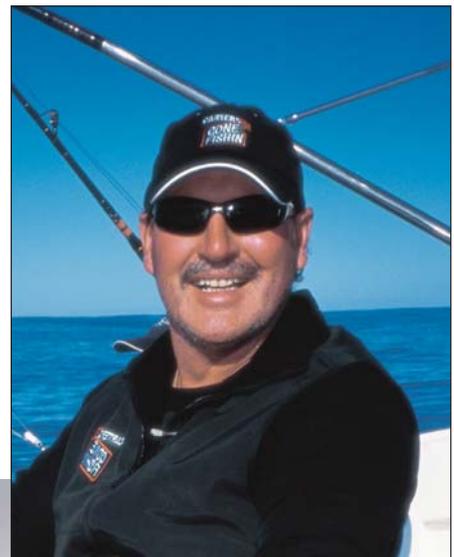
Prize categories (one entry per category) are: Biggest Gurnard, Biggest Kingfish (minimum length 1m), Biggest Snapper, Biggest Kawhai, Biggest Trevally, Biggest Dory, Biggest Other, Ladies Prize, Kids Prize, Guess the Weight (average snapper weight) and Oddest Fish Caught.

Registration forms are available from all Auckland Carters branches — Papakura, Panmure, St Lukes, North Shore, Henderson and Whangaparaoa.

The entry fee is to be paid at the time of registering and can be charged to customer accounts at Carters. The competition is limited to the first 150 entrants — registration closes on April 8, 2006 — so get in quick to guarantee a place!

If you don't have a boat and want to go fishing let us know as we can sort something out.

Carters thanks its sponsors — Clearlite, The Laminex Group, Marley, Englefield, Ingersoll Rand, Athena, Methven, Firth, Paslode, Thermokraft, Hitachi, Rheem, Expol, Electrolux, Laserlite, Watty!, Miteck NZ, Marshall Waterproofing and Robertson Agencies.



Right: Gone Fishin' host Graeme Sinclair who will speak at the competition dinner.



Related links: www.buildingtoday.co.nz/march06/advertorial

Business and qualifications development in 2006

The BCITO began the year in a strong position, with a client base of 8150 trainees and new sign-ups tracking to the strong trend shown in previous years.

Foundation work undertaken in 2005 has formed the basis for ongoing development for the coming year. The delivery of the leading hand qualification, further review work in specialist trade areas and the development of a new schools-based qualification look set to keep the business and qualifications development team busy in 2006.

Leading Hand/Supervisor Qualification

Significant work was undertaken in 2005 on the joint venture with a consortium of polytechnics to oversee the development of training resources for two new qualifications, the National Certificate in Construction Leading Hand and the National Certificate in Construction Supervisors.

Further review and feedback of the resources are currently in progress and the Leading Hand qualification is programmed for delivery in the first quarter of this year.

Specialist trade qualifications

The restructure of the suite of Cement and Concrete qualifications will continue in 2006, and will include the introduction of a Level 2 generic introductory qualification and the extension of these qualifications to include Concrete Pipe, Concrete Block Manufacturing and Concrete Cutting sectors of the industry.

Development will also continue on the Frame and Truss estimators and detailers qualifications, introducing several new unit standards and associated training and assessment packages.

Straight to Work construction skills

In 2005 the BCITO entered into a partnership with the Ministry of Social Development (WINZ) and the Registered Master Builders Federation to participate in a pilot Straight to Work training programme for job seekers.

Forty-eight WINZ clients participated in pilot programmes in Auckland and Christchurch, attending a 10-week training course designed to provide them with introductory construction skills in preparation for work opportunities in the industry.

Of those who completed the training, 24 were placed into employment. In 2006 this initiative will continue with two further courses being held during the first half of 2006 in Wellington and Christchurch.

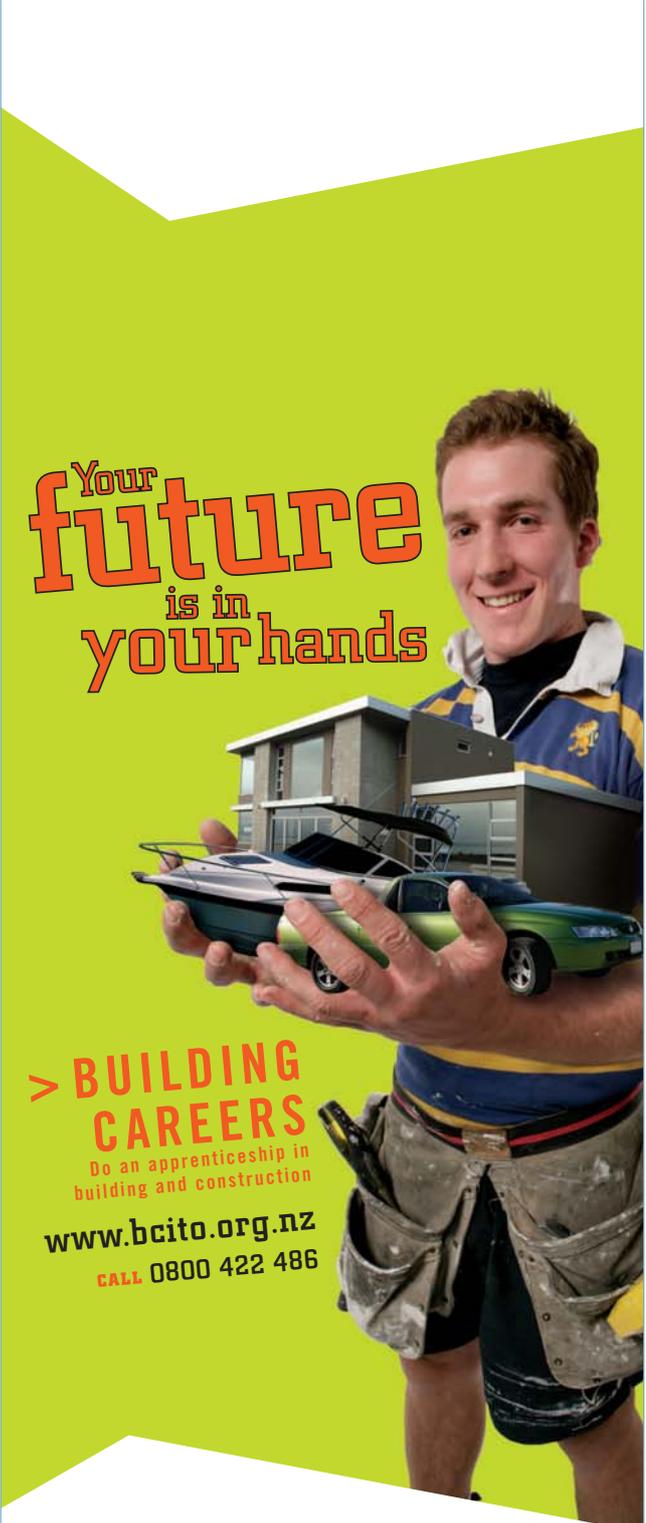
Building and Allied Trades schools-based qualification

Working with the CAPITA group of ITOs, the BCITO is involved in the development of a new Building and Allied Trades skills qualification for schools. The BCITO will provide the guidance for the development of the qualification and resources, and will register the new qualification.

The new qualification will provide students with introductory construction skills which also provide a pathway into trade qualifications.

The qualification will also provide employers with confidence that their potential employee has gained appropriate skills to be able to work in the industry, particularly with regard to the required levels of literacy and numeracy. The new qualification is scheduled to be available for delivery in schools in 2007.

Related links: www.buildingtoday.co.nz/march06/bcito



Your future is in your hands

> BUILDING CAREERS
Do an apprenticeship in building and construction

www.bcito.org.nz
CALL 0800 422 486

BCITO
BUILDING AND CONSTRUCTION ITO
We're Building People

Salem Ltd v Top End Homes Ltd — Court of Appeal endorses the CCA

Tim Bates of Auckland law firm Legal Vision reviews a case illustrating the Construction Contracts Act in action



This case concerns the Construction Contracts Act 2002 and was argued in the Court of Appeal.

Top End was a building company that undertook the conversion and refit of premises in Whangarei to enable them to be let by Salem Ltd, a commercial landlord, to a governmental department. A dispute arose concerning payment of a final account for the sum of \$279,687.56.

Top End obtained summary judgment against Salem for this amount, together with interest and costs. Salem appealed against the entry of summary judgment. It maintained that a valid "payment claim" in terms of s20 of the Construction Contracts Act 2002 (the Act) was not made by Top End.

Hence, it was argued that Salem's failure to provide a Payment Schedule in terms of s21 response to the contractor's claim, should not have given rise to a right

to recover the amount of the claim as a debt due pursuant to s23(2)(a).

More particularly, Salem maintained that the payment claim did not comply with the requirement to identify the construction work and the relevant period to which the progress payment relates, as required in s20(2)(c).

However, this argument was a new point that had not been taken in front of the High Court Judge Venning. In fact, in the High Court a statement of defence had been filed by Salem admitting that a payment claim in terms of the Act had been made.

The defence to the claim in the High Court was to the effect that the application was an abuse of the summary judgment procedure.

Allegations were made in the affidavit filed by Salem that the contract works had gone well over budget and had gone well over time.

A counterclaim of \$59,000 was made, being an alleged claim by the government department against Salem for a late tenancy.

The following statement of law was made by the Court of Appeal as to the Construction Contracts Act 2002.

"Clearly, effect is given to the statutory purpose of regular and timely payments through the statutory regime of a payment claim which, if not met by a payment schedule, confers on the payee a right to recover the amount of the claim as a debt due from the payer: ss20 to 23."

The sole ground of appeal in the Court of Appeal was the allegation by Salem that the payment claim served did not properly identify the construction work and the relevant period to which the progress payment related.

However, before the Court of Appeal could consider this point, it had to deal with the preliminary point of whether, in fact, this grounds of defence could be raised in the Court of Appeal, having not been raised at High Court level.

The law is clear on the fact that at appeal level, for a point not previously raised to be taken on appeal, "the pleadings and the evidence (must) leave it open to be taken".

The Court of Appeal held that there was no escape from the fact that the statement of defence contained an admission which was completely at odds with the position taken on appeal, that a valid payment claim had been served on Salem.

"Put colloquially, the payer is under an obligation to pay first and argue later."

The Judge stated at paragraph 22:

"What is plain is that ss20 to 23 of the Act are designed to facilitate regular and timely payments between the parties to a construction contract. If a property owner does not respond to a payment claim by serving a payment schedule, then the contractor is entitled to recover the amount of his claim as a debt due.

"Put colloquially, the payer is under an obligation to pay first and argue later. This, we are satisfied, is the intention of the legislature. No doubt it reflects the philosophy referred to earlier that cashflow is the very life blood of the building industry.

Entitlement to prompt payment

"Contractors (and their subcontractors in turn) are entitled to be promptly paid where they have invoked the payment regime under the Act and the payer has not responded as the Act requires."

So Salem failed in its appeal and the High Court judgment in favour of Top End was upheld. In the process, the Court of Appeal fully endorsed the purpose behind the CCA.



LegalVision

At Three Lamps Lawyers

Legal Vision specialises in providing legal advice to the Building Industry.

Principal: Timothy Bates LLB (Hons)

LEVEL 1	PO BOX 47 587	PHONE 09 360 2415
283 PONSONBY RD	PONSONBY	FAX 09 361 2412
PONSONBY	AUCKLAND	EMAIL legalvision@clear.net.nz

Related links: www.buildingtoday.co.nz/march06/legal

Tip 24. Fire system tips — timber and steel studs

Before installing a fire rated system, be sure you are familiar with the full system details.

GIB Fire Rated Systems, 2006 offers simple single page specification sheets that must be followed closely.

Timber studs

Although timber is a combustible material, timber studs often outperform metal studs in fire resistance tests. Although timber chars, it generally stays straight and continues to carry load provided there is sufficient uncharred timber left. Most timber-framed fire-rated walls can be load-bearing.

- Never reduce the specified framing dimensions or increase framing centres.
- Always use the correct fastener length which is designed to penetrate through the charred layer into solid timber.
- Do not increase fastener spacing or replace nails or screws with adhesive in fire-rated systems.
- Linings on timber framing can usually be fixed vertically or horizontally.
- Form all sheet joints over solid framing.

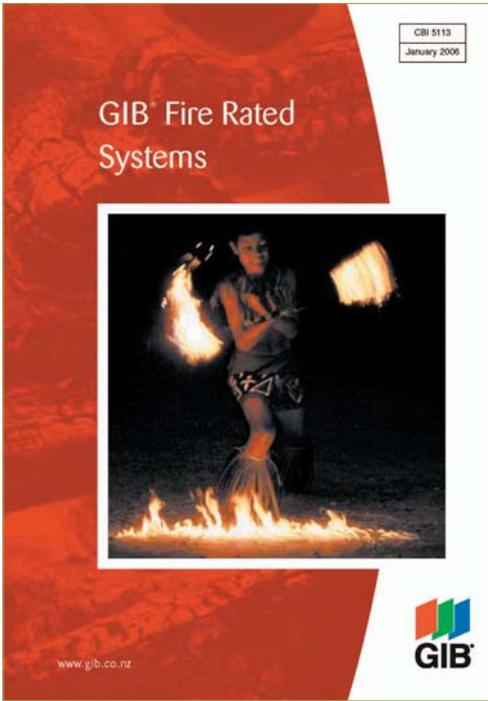
Metal studs

Light gauge metal studs with a 0.55mm base metal thickness (BMT) are commonly available. When lighter studs are used the framing supplier must be consulted for verification of performance.

In a fire test, metal studs get hot, deform and expand. It is important to allow this expansion to occur. 15mm at the top of a 2700mm wall is generally sufficient.

- A fastener length which ensures 12mm penetration through the steel is adequate for steel stud walls.
- Friction fit the studs into the tracks with the expansion tolerance at the top.
- Light locating fasteners that fail at high temperature, such as aluminium rivets, can be used to keep the studs in place during construction.
- Although wall linings can be fixed to the top and bottom tracks between studs, this is usually not specified, and care must be taken not to accidentally fix through the linings, stud and track at the same time.
- Linings are generally fixed at 300mm centres to each stud, and it is recommended to place the last fasteners 50mm from the sheet ends.
- Linings on steel stud fire-rated walls are fixed vertically and hard to floor.
- Form all sheet joints over studs. Stagger joints from side to side.

Light gauge metal studs are not suitable for load-bearing applications. Load-bearing steel stud systems require specific design and heavier linings to protect the steel from getting too hot and failing under load.





FOLLOW YOUR TEAM AROUND THE WORLD. ANYTHING'S POSSIBLE.

Twickenham, Home Bush, Loftus, Lords and The Gabba. You can be there in support of your favourite team and it won't cost you a bean! You see, anything's possible when you're part of a great programme like Carters Advantage. Unlike most other loyalty programmes, the team at Advantage will do their level best to get you the rewards you really want, as well as providing a huge range of quality off-the-shelf rewards. Put us to the test. The possibilities are limited only by your own imagination. Contact the Carters Advantage Team on 0800 POINTS or at www.cartersadvantage.co.nz for further details.

CARTERS

Advantage