

NEW ZEALAND

# building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

MARCH 2007  
VOL 17 NO 2



## Tools of the Trade: The latest technology revealed

- Apprentice of the Year
- RMBF re-branding Under Way
- Leaky Homes Claims Fast-tracked
- Insulation Installation Standard

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# building today

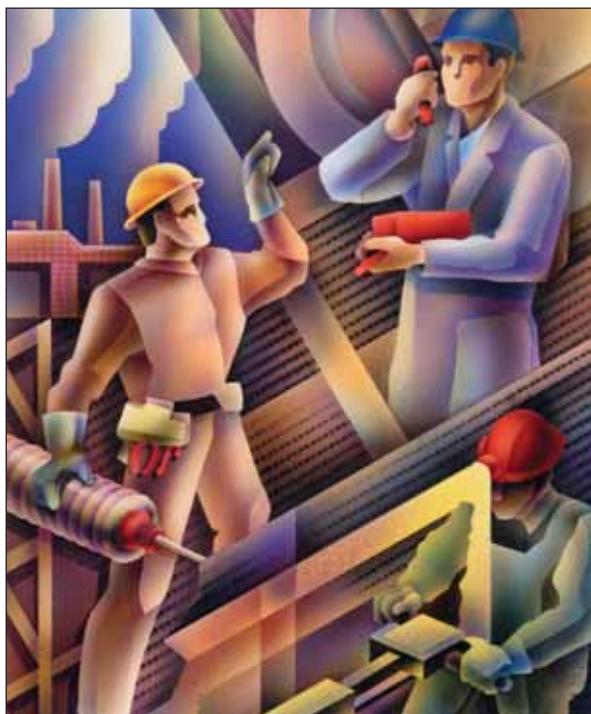
This month RMBF chief executive Pieter Burghout addresses the ever-increasing problem of New Zealand's home affordability levels. Bureaucracy, regulatory fees and land costs are the main culprits causing the affordability gap. But he remains confident that if these issues can be addressed then the cost of an average home can be reduced from the current \$400,000 to \$300,000. Meanwhile, entries are about to open for this year's Apprentice of the Year competition.

This year's event is going national, with entrants competing in 10 regional events before finalists are chosen and independently judged at a two-day national awards event.

Like the House of the Year competition, this fantastic industry initiative looks set to grow bigger and bigger in the coming years.

Watch this space!

**Andrew Darlington**  
Editor



## cover stories 24-31

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# chief's chat

by ceo pieter burghout

## Home ownership for all

**O**ne of the stories in the news recently has been about homes becoming less affordable. The issue itself is not new, and New Zealand's home affordability levels compared to other countries have been worsening for some time.

But, the analysis of the issue recently published by an Auckland Council — which was woefully factually inaccurate — has at least re-surfaced the underlying important issue: how do we make sure all Kiwis have the ability to afford to own a reasonably priced home?

### RMB costs competitive

As Registered Master Builders we're confident our building materials and labour costs are competitive. Compared to other countries we know we build for similar overall price levels.

So, where are the key differences causing the affordability gap? We think there are three main reasons:

**1 General bureaucracy:** Given the leaky building crisis of a few years ago (which we are all still working to fix), the Building Act passed in 2004 and a range of associated industry regulatory changes have meant a generally higher level of bureaucracy — higher consent fees, more consent delays and heaps more paperwork.

In some respects that higher level of rigour was needed. The trick is to ensure the bureaucracy doesn't go too far.



Designers and builders around the country will tell you the bureaucracy levels are higher than they should be, and more needs to be done to bring them down to a more reasonable level.

It would be fair to say that concerted efforts are being made by a number of players — the Department of Building and Housing, local authorities, designers and builders — to improve the efficiency of the overall process.

**Average section prices have easily doubled in the past five years. And so, whereas the section cost used to be around a quarter of the overall home cost, today it can be as much as half.**

We're looking forward to getting to the point of having clear, consistent and more streamlined consent processes so we can get on with the real job of building houses.

**2 Regulatory fees:** The next biggest cost imposition is

that of regulatory fees charged as part of the consent process. In many parts of the country, particularly in the larger centres, a standard \$200,000 home on a \$150,000 section will be charged \$30,000 in regulatory impact fees by the relevant local authority — apparently to pay for the infrastructure cost that a new home imposes on the local community.

While no one would begrudge the need to pay for a new home's impact on community infrastructure, charging \$30,000 (and more) for the privilege is a bit over the top.

We used to be able to challenge the fees under the Resource Management Act when it was thought they were too high.

### Ability to appeal now limited

However, in recent times the charging power has been moved under the Local Government Act and the ability of anyone to appeal against unreasonable fee levels is very limited.

There should be much clearer guidelines on how regulatory impact fees are charged, so that they better match actual cost.

**3 Land costs:** Finally, probably the biggest impact on overall house prices in the past five to 10 years has been the huge rise in land costs.

Average section prices have easily doubled in the past five years. And so, whereas the section cost used to be around a quarter of the overall home cost, today it can be as much as half.

The main driver of land prices is supply/availability, and where supply is scarce, land prices go up. Much more has to be done to free up available land, so that overall section prices can come down to a more reasonable level.

If we can fix these things, we can drop the current cost of an average home from \$400,000 back down nearer to \$300,000, and that would make all the difference in home affordability.

We will certainly be encouraging the Government to act more convincingly across all these three areas.

# Search on for Apprentice of the Year

Competition goes **national!**

**E**ntries are open and the search is on for the Registered Master Builders 2007 Apprentice of the Year, in association with Carters.

Supported by the Building and Construction Industry Training Organisation (BCITO) and the Department of Building and Housing, the competition is set for further growth in 2007.

A major new development is the introduction of a National Apprentice of the Year title, which will give regional Apprentice of the Year winners the opportunity to go head-to-head with other winners from around the country.

The Auckland and Northern regions will also be divided for this year's competition, resulting in a total of ten Apprentice of the Year regions.



*BCITO chief executive Ruma Karatiana*

Wellington over a two-day period, with the winner being announced at an awards evening on the final night.

"The growth of this year's competition further reflects the increasing popularity of careers in the construction industry, and illustrates the pride that apprentices have in their work," BCITO chief executive Ruma Karatiana says.

National finalists will be judged by an independent national judging panel in

## Quality bodes well for future

"Taking the Apprentice of the Year competition to a national level demonstrates the quality of our young apprentices and bodes well for the future of the construction industry," Registered Master Builders chief executive Pieter Burghout says.

Principal sponsor Carters is supporting the competition again in 2007, and will be contributing a selection of power tools to regional Apprentice of the Year winners and placegetters, on top of the study grant and Outward Bound scholarship all regional AYO winners receive.

"Apprentice of the Year is a great industry initiative, and Carters is proud to support a competition of this nature which celebrates industry and training excellence," Carters chief executive Stuart Munro says.

Regions for the 2007 competition are: Northern, Auckland, Waikato, Bay of Plenty, East Coast, Central North Island, Wellington, Upper South Island, Central South Island and Southern.

Entries open on Friday, March 30. Entry forms can be downloaded from [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz) or [www.bcito.org.nz](http://www.bcito.org.nz).

## Dream becomes a reality for Waikato



**T**he Waikato Registered Master Builders Association is proud to announce that its office/show home is now completed and fully operational.

The show home is located in a prime residential building area of Hamilton North, and the MB logo is highly visible to all traffic.

Two of the Association's executive members, president Peter Santner and Steve Krielen, were the real driving force behind the project. It was Mr Santner's dedication and commitment that ensured that the dream became a reality while Mr Krielen project managed the construction.

He gave many voluntary hours both designing the house and, later on, co-ordinating all the sub-trades, products and services.

Some of the benefits for Registered Master Builders, suppliers and partnership industries include:

- the active promotion of Association members,
- the ability for members to promote themselves,
- increased public awareness of the Waikato MBA,
- provision of a meeting venue for members,
- facilities for seminars and training programmes,
- a facility to display current and proven products,
- a chance to secure further economic growth for the Association,
- provision of long-term facilities for the Association,
- provision of a facility where supplier products can be permanently displayed, and
- the ability to conduct business and social gatherings directly related to Waikato Registered Master Builders, suppliers and partnership industries.

The construction of the office/show home would not have been possible without the tremendous support of many sponsors. The Association thanks the following for the donation/discount on products and services used in the building process:

RMBF, Waikato Master Brick and Blocklayers Association, Waikato Master Plumbers, MasterSure, Master Build Services, Waikato Master Painters, PlaceMakers Hamilton, Firth Industries, Handles and Brass, Central Communications, AIS Insulation, Windsor, McDonalds Lime Ltd, Chris Lingard, Winstone Wallboards, Jassco Ltd, Signright, Wardrobe World, The Carpet Barn, Bennetts Joinery, Continuous Spouting Waikato, Satellite and Aerial Connections, Fletcher Reinforcing, Wet Seal New Zealand, On Guard Security, Viking Electrical, Curtain Makers, Flinstonze, Shingle Roofing, Laser Electrical, Central Excavations, John Dennis, Tile Warehouse, Somerset Heights Developers, Judith Hunt, Origin Windows, SR Morgan, Battenman, Easi Lawn, The Dunny Company, Mico Bathrooms, Mark T Mitchell, Eastside Refrigeration, Vacu-duct, Benchworks, Dulux New Zealand, Herman Oosterman, James Hardie, Stacks Furniture, The Estimator, Waikato Bedding, Silktouch, Weathermaster, Bryce Bluett Lawyers, Estilo Interior Design, Clay Bricks Ltd, Fisher Construction, Zip Bathroom and Gas Supplies, JMC Concrete, Dominator Garage Door Company, Lightweight Concrete, Door Solutions, John Macdonald, Steve Krielen and Hawkins Construction.

# Minimising business risk

More than 600 building-related Standards affect our industry

By RMBF president  
Ashley Hartley

If you look under "General" in most trade sections of any building specification you see a list of documents referred to in that particular section.

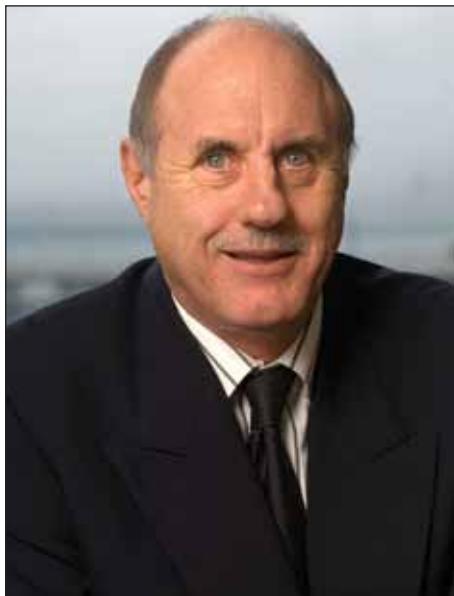
Take the concrete trade of MasterSpec BASIC 2006, which is used by many consultants for residential work. This lists five New Zealand Standards and one Australian/New Zealand Standard.

Do you know what these are or, more importantly, what is in them? If you don't, you are placing yourself and your business at risk!

Last year I saw a concrete house floor with a huge hump in it across the width of the dwelling. It was so bad that to take up the different levels, the roof trusses had been notched over the top plate through the centre of the house.

The builder advised the floor had been boxed, poured and finished by a subcontractor who had been recommended to him.

This brings me to the point of wondering why the builder was not supervising the work in the first instance and, second, why were the builder and the concrete contractor not following the requirements of New Zealand Standard NZS 3114:1987 Specification for Concrete Surface Finishes?



This standard sets out, among other things, acceptable examples of the various surface finishes and tolerances for abrupt deviations or offsets and gradual deviations from type U1 to type U11 class finish (it must be noted there is a different tolerance for exposed concrete, thin sheet tile and/or carpet).

**For a very small fee Registered Master Builders can access and download any of these documents direct from the Standards New Zealand online service via the RMBF web site link.**

Without knowledge of the contents of this Standard how do you know what is an acceptable industry standard?

Failure to meet the Standard can be very expensive to remedy and is not a "good look" — as far as your client is concerned — when remedial work or even complete demolition and replacement needs to take place.

There are more than 600 building-related Standards affecting our industry, many of which you need to be aware of.

Take timber Standards NZS 3602 and NZS 3603, or the all-important NZS 3604, and let's not forget about AS/NZS 3012:2003 Electrical Installations — Construction and Demolition Sites. Do you have the power cord on your site toaster sandwich maker tested and tagged?

I could go on listing these, but for a very small fee and for Registered Master Builders only, you can access and download any of these documents direct from the Standards New Zealand online service via the RMBF web site link.

So why wouldn't you do this? The ongoing cost benefits for your business will be huge.

Last year our members saved more than \$4.1m by joining the RMB/Standards New Zealand scheme, and this was just in savings on the Standards themselves, let alone the benefits you reap from following the right Standards on site!

Can your business afford not to?

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# Pacific Steel takes sponsorship to the next level

## RMB Commercial Project Awards get further boost

New Zealand's only manufacturer of wire rod, reinforcing bar and coil products and the country's principle recycler of steel, Pacific Steel, has joined the RMB Commercial Project Awards family of national sponsors, in association with PlaceMakers.

This is the second year that Pacific Steel will be involved with New Zealand's premier building awards programme. Coming on board late last year, Pacific Steel sponsored two award categories at the national commercial awards ceremony held in Auckland.

This year its sponsorship extends to a national level with the Seismic Industrial/Utility Project award category.

This commercial award category includes projects with a manufacturing, industrial or utility function — whether public or private — and could include projects such as a warehouse, prison, distribution outlet,

storage facility factory, municipal service or bridge. Pacific Steel marketing, planning and distribution manager Allister Ackers says the sponsorship reinforced the company's commitment to setting benchmarks in the construction industry.

"This new sponsorship is exciting, and we look forward to meeting the builders who excel in this challenging category at each of the 20 local Association Awards."

"Pacific Steel sees the RMB Commercial Project Awards, particularly this category, as a way of acknowledging the companies and people who construct vital elements of New Zealand's infrastructure."

Pacific Steel products are used almost everywhere you look, from the reinforcing steel used in major construction sites, infrastructure, commercial, industrial and residential buildings.

One of these products is the Seismic reinforcing steel

range, after which its sponsored RMB Commercial Project Award category is named.

Seismic is the only reinforcing steel made in New Zealand for New Zealand's unique earthquake zone building conditions.

"Builders can have total confidence in the Seismic range because all products meet all requirements of the New Zealand standard for reinforcing steel (AS/NZS 4671) and have been fully endorsed by the Department of Building and Housing," Mr Ackers says.

Seismic brand reinforcing steel is made by Pacific Steel Group, operators of the most environmentally friendly steel mill in the world.

## GST due date changes

Legislation was passed by Parliament in April 2006 to improve the frequency and timing of provisional tax and GST payments.

If you file GST returns and make GST payments, your due dates will soon change for taxable periods ending on or after March 31, 2007. This means the GST returns you file after this time will have new due dates.

For most months, your GST return and payment due dates will fall on the 28th of the month (or the next business day) following the end of your return period, except for the periods ending:

- March 31 – your due date will be May 7
- November 30 – your due date remains January 15.

Having fixed due dates may make it easier for you to remember when your GST returns and payments are due. You can also refer to the due date at the top of your GST returns.

These changes are the first part of aligning the due dates for GST and provisional tax payments.

Look out for advertising of these changes in local newspapers next month, or check out News and Updates on the Inland Revenue web site at [www.ird.govt.nz](http://www.ird.govt.nz) for more information.

# Construction market holds steady

Although latest building consent figures indicate a steady year for building, RMBF chief executive Pieter Burghout is recommending Kiwis consider moving ahead on the renovation projects they have had on hold because their builder was unavailable.

"The residential market is continuing to soften in terms of the number of consents, but is still around a strong national average of 26,000 new dwelling units per year.

"We are still expecting that to soften a bit further into 2007," Mr Burghout says.

"This means households who have been putting off alterations and additions to their homes due to builders' workloads might actually be able to find

someone to do the work over the next year.

"Prior to this, many were being told to wait six to 12 months before a builder could even look at their project," Mr Burghout says.

Mr Burghout's comments came after Statistics New Zealand reported that the residential market was holding its own in terms of the dollar value of the work being done.

In January 2007, \$538m of consents were issued, up 7% on January the previous year. The commercial market remains strong and steady also.

"This reflects a stronger market in the quality end of building value — for example, slightly fewer houses being built but at a higher value, which we see reflected in the quality of work being awarded in the RMBF PlaceMakers House of the Year Awards," Mr Burghout says.

# Majestic centre wins national award

**R**obinson Construction Ltd's completion of the Cellar Door Sales and Administration Centre at Wither Hills Winery in Blenheim was the winning entry in the QBE Insurance Retail and Business Commercial Project category in the 2006 RMB Commercial Project Awards, in association with PlaceMakers.

Converting the existing apple packhouse into the main winery building in 1999 was the first step in this large scale project, followed by the barrel hall and finally the stunning office and function centre extension above the hall last year.

Valued in excess of \$4.5 million, the completion of the centre in March last year marked the end of a six-year development project.

## Special occasion

This was a particularly special occasion for Robinson Construction Ltd, whose team had put large amounts of time and effort into the preparation and development of this unique project.

Entering the RMB Commercial Project Awards ensured Robinson Construction Ltd was able to maximise exposure of the project and celebrate the superb effort made by the construction team.

The competition judges agreed that the design and construction was anchored to the client's inspiration — a traditional French barrel.

"It was evident in every inch of the building that this project was a labour of love for all concerned.

"The attention to detail in the finishing touches was particularly impressive."

Plenty of man-hours went into the impressive stonework exterior and laying of the Stevenson tiles, while the eye-catching Oak timber joinery, ceilings and finishing trims are equally impressive.

"A lot of attention was also paid to landscaping and other finishing items, such as metalwork stairs and balustrading."

## Timing and design critical

The judges noted "it was clear that materials had been carefully chosen, and the landscaping anchors this building to the land."

The project team had to overcome a few challenges throughout construction.

Project management of timing and design was a key feature of the contract, as it was critical the different construction stages fitted in with seasonal requirements.

It was also a geographical challenge to work with an Auckland-based architectural firm (Jasmax). However, weekly conference calls and well-documented

items ensured all issues were dealt with promptly and efficiently.

This management technique was such a success that Jasmax was required to visit the site only four or five times throughout the six-year project.

Since winning the top award in its category, Robinson Construction Ltd have continued to raise its own benchmark.

"Gaining national recognition from the award has meant an increase in workload and enquiries, but has also really cemented our place in the market."

The team involved in the project obtained a great sense of pride, and continues to strive for an exceptional standard of quality and workmanship in its current commercial and architecturally-designed residential projects.



# Views to die for in award-winning getaway

A breathtaking retreat situated west of Taupo, constructed by Urbo Homes Ltd, was the well-deserving winner of the New Homes \$250,000 - \$350,000 category in the Registered Master Builders PlaceMakers 2006 House of the Year competition.

The stunning three-bedroom weekend home lies across the paddocks of a sheep station on a knoll overlooking its striking surroundings.

With Lake Taupo to the east, and Taupo itself tucked around the corner, the competition's judges found the positioning remarkable.

"This home is a real getaway with expansive views over the lake, mountains and native bush.

"Carefully listening to the client's brief and having an awareness of the location enabled Urbo Homes Ltd to capture the client's dream of building a home that provides easy living and is ideal for relaxation and entertaining."

The L-shaped design encompasses a fully glazed wing with an open-plan kitchen, dining and living areas which spill out to expansive decks on one side and a large, sheltered courtyard on the other. The judges described the views as "to die for."

"This project has produced some very contented clients who, like ourselves, admire the contractors' outstanding workmanship.

"The bedrooms, other bathrooms and garage open to a wide gallery to the north and form the other part of the L-shape. Two bedrooms enjoy spectacular views of the mountains to the south, while the master bedroom and its ensuite capture lake and mountain views.

"The external walls are vertical cedar shiplap boards with horizontal corrugated steel around the two-car garage. The oiled TGV-jointed cedar boarding ceiling, the polished exposed aggregate concrete floor slabs and the steel detailing are fine examples of the excellent finishing of the house."

Urbo Homes Ltd says entering the competition provided them with a benchmark as to where they stand against other building companies, and also provides credibility of their brand to their clients.

"We are proud of all the projects we undertake, and it is fantastic recognition for the whole team to be acknowledged for their commitment through these awards.



"The award provides an excellent platform for future marketing of our brand and product."

Winning the top award for their category in the Registered Master Builders PlaceMakers 2006 House

of the Year competition has given Urbo Homes Ltd further confidence that they are doing it right and that they have the right team to be able to deliver an award-winning home every time.

# Registered Master

## LAUNCH OF

### (For members and

The Registered Master Builders Federation has adopted an updated, revamped version of its logo. The following sets out the proper use of the new logo and related supporting material.

The previous logo had been adopted by RMB back in 1993, and had served the organisation well for many years. However, more recent feedback — from members and the general public — was that it was looking a bit tired and warranted a revamp to bring it into the 21st Century.

However, rather than totally discarding the previous logo entirely, its core elements have been carried forward to the new-look logo — so much so that some people haven't even noticed that it has been changed.

Following is how the new logo is to be used. A full electronic logo guide and copies of the logo are available from the members' pages of the RMBF web site. For industry partners who have

permission to use the logo, please contact the RMBF Marketing and Communications Manager for a copy of the electronic guide.

Finally, rather than a full "out with the old, in with the new" process, we intend to do a "soft roll-out" — meaning that we will roll out the brand slowly as our various documents come up for re-printing.

By the end of this year we intend to have fully completed the roll-out process, so that from early 2008 we are only using the new-look logo.

We look forward to seeing the new logo rolled out across our members' documents and related advertising over the next few months! And please don't hesitate to come back to us with any queries.

Regards

Pieter Burghout  
**Chief Executive**

Nancy Bakker  
**Marketing & Communications Manager**

## How you might use the new logo

**AWARD WINNING HOMES**



- new homes
- alterations
- additions
- fencing & decks
- work all areas

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# Builders Federation

## NEW LOGO

### industry partners)

#### Member logos

Members have a choice of logos to use, depending on how it fits with their own branding style – they can either use the core logo by itself, or the core logo with “Member” underneath, or the core logo with “Registered Master Builder” underneath, as per the examples below:



This is the very simple version of the logo, and should only be used when there is other supporting text referring to “Registered Master Builders”, ie on vehicles.

This is the full logo and should be used where there is no other supporting text referring to “Registered Master Builders”.

This is a simplified version of the logo, and can be used where the size of the logo is a constraint, eg on business cards, and advertisements.

The simple version of the logo should only be used where there is supporting text identifying them as a Registered Master Builder elsewhere on the collateral (eg van signage). The size and relationship of all the logo elements must remain fixed relative to each other — no other typefaces can be used and variations to the colours or graphic elements is not permitted. The logo should never appear without the TM (trademark) and the black and white version is only to be used in newsprint (ie newspaper or Yellow Pages adverts).

ABCDEFGHIJKLM NOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789  
!@#\$%^&\*

Designated font

YELLOW  
Pantone Solid Coated 122c  
CMYK - C=0, M=17, Y=80, K=0  
RGB - R=255, G=212, B=68  
Web colour - #fdd44f



BLUE  
Blue Pantone Solid Coated 541C  
CMYK - C=100, M=57, Y=0, K=38  
RGB - R=0, G=69, B=125  
Web colour - #003c79



RMB colourways

# Lower value leaky home claims to be fast-tracked

**B**uilding and Construction Minister Clayton Cosgrove has announced another step in getting better outcomes for those affected by leaky homes, with the establishment of a \$20,000 ceiling for fast-tracked Weathertight Homes Resolution Service claims.

Mr Cosgrove says claims under \$20,000 will now be considered lower-value, and will be managed through a new streamlined WHRS claims process. This process will encourage fast resolution of claims informally through negotiation and mediation within set time frames.

If settlement is not reached then an application can be made to the new Weathertight Homes Tribunal for adjudication based on the papers, unless a hearing is needed.

Mr Cosgrove says the new process means faster dispute resolution and lower costs.

"I have heard of lower value claims where the costs from lawyers and experts can exceed the cost of repair, so these reforms will help ensure a quick settlement so people can get their homes fixed and get on with their lives."

However, he says all claimants, regardless of the size of their claim, would benefit from the introduction of



*Building and Construction Minister Clayton Cosgrove*

time-limited mediation to stop parties from dragging out the claims resolution process.

The Minister also announced that from April 1, 2007, claimants will be able to get a new comprehensive assessor report that will include potential as well as actual non-weathertightness damage repair costs.

The fees for a full assessor's report are \$500 for

individual home owners and \$1500 for representative claims from multi-unit complexes. There will be no cost for an eligibility assessment report.

"New WHRS claimants and claimants yet to be decided eligible will be able to get these new beefed up assessment reports that can be used as expert evidence during the claims process," Mr Cosgrove says.

The Weathertight Homes Resolution Services Act 2006 passed in December 2006 will help owners of leaky homes settle their disputes faster, hold those responsible to account, get compensation from the liable parties, fix their leaky homes and it will also enhance consumer protection for home buyers.

Other key measures in the Act include:

- the establishment of a new Weathertight Homes Tribunal,
- better information, advice and guidance for claimants,
- the opportunity for a class action approach to multi-unit claims such as those for apartments and terraced townhouses, and
- the requirement for territorial authorities to place WHRS notices on Land Information Memorandum (LIM) reports.

The new Act and regulations will come into force from April 1, 2007.

## Council insurers decide against appeal action on Waitakere leaky home

**W**aitakere City resident Colleen Dicks is relieved that Riskpool, insurers for the Waitakere City Council, have dropped their High Court appeal over an award she won for her leaky home.

Her lawyer, Matthew Josephson of Grimshaw & Co, says winning the original hearing but then facing the uncertainty of an appeal — in terms of time, cost and outcome — has been extremely distressing for Mrs Dicks.

"Therefore, this decision provides relief and certainty for her future. She is now able to move forward and put this nightmare behind her," Mr Josephson says.

"We also welcome Riskpool's decision to pursue the builder, Rob McDonald. He was found personally liable to contribute to the award for Mrs Dicks as his building company had gone into liquidation.

"Contrary to his recent quotes in the press, neither he nor Mrs Dicks were ever merely a 'means to an end in the battle for compensation over leaky homes'.

### Contrary to court ruling

"Frankly, his assertion that this was not a leaky home is completely contrary to the court ruling and the facts," Mr Josephson says.

The withdrawing of the High Court appeal will also

provide some comfort to other owners of leaky homes Grimshaw & Co are acting for, he says.

In December, Mrs Dicks was awarded more than \$250,000 by the High Court in respect of her leaky property against Waitakere City Council and Mr McDonald, principal of the building company responsible.

As insurers for the council, Riskpool were initially set to appeal the ruling before deciding to drop the appeal.

- Legal columnist Tim Bates examines Mrs Dicks' case in more detail in next month's issue of *Building Today*.

# WHRS Act new regulations: Background Information

## What regulations have been approved?

*The Executive Council has approved regulations required to fully implement the WHRS Act 2006. There are two sets of regulations — one to establish the lower-value claim ceiling, and one to bring into force the fees for a full assessor's report.*

*The regulations will be implemented on the same day as the WHRS Act 2006 comes into force on April 1, 2007.*

## How many claims are expected to be classified as lower-value?

*Claims for \$20,000 or less are predicted to be around 20% of standalone houses. There will be a review of the ceiling six months after commencement on April 1, 2007.*

## Who was consulted about the lower-value claim ceiling?

*Consultation with public consumer and interest groups and government departments on the policy underpinning the new Act and regulations was carried out in 2006.*

*Stakeholders were consulted in early 2007.*

## Who can apply to get the new beefed up assessment reports?

*New WHRS claimants and claimants yet to be decided eligible will be able to get these new beefed up assessment reports that can be used as expert evidence during the claims process.*

*Claimants who have already received assessment reports will be able to apply to the new Weathertight Homes Tribunal for adjudication and a further report on any potential weathertightness damage.*

## How will the Act help owners of leaky homes?

*The main benefits for home owners include:*

- the ability to claim for a wider scope of damage,*
- receipt of an accurate and comprehensive assessment of the damage to their house and what work is needed to repair it,*

- improved information and case management,*
- reduction in the average time for claims to be resolved,*
- lower legal and evidential costs, and*
- a reduction in barriers to claims by bodies corporate and owners of homes in multi-unit complexes.*

## Are the full assessor's report fees considered too low?

*These fees are not intended to be cost recovery.*

## What are the key measures in the WHRS Act 2006?

*Key measures in the Act include:*

- a more comprehensive assessment,*
- broadened definition of damage,*
- a co-ordinated approach to resolving multi-unit claims,*
- relief for voting thresholds to make it easier to make multi-unit claims,*
- a new streamlined lower-value process,*
- requiring territorial authorities to place WHRS notices of existing and new claims on Land Information Memorandum reports, and*
- more effective and efficient dispute resolution.*

## How do the WHRS reforms fit into the bigger picture?

*The WHRS enhancements are part of a package of Government reforms aimed at ensuring homes are designed and built right the first time. That package includes:*

- the licensing of those who design and build, while protecting the Do-It-Yourself (DIY) tradition,*
- the review of the Building Code,*
- an accreditation and auditing scheme for Building Consent Authorities,*
- sector and consumer education,*
- building product certification,*
- a financial assistance scheme pilot to help the worst affected owners of leaky homes, and*
- investigation into options for home warranty and professional indemnity insurance.*

# Judgement Day for New Zealand's councils!

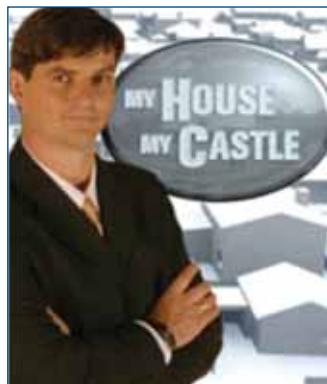
A nationwide survey to find the best and worst councils in the country is being run by the makers of a popular television show.

For almost a decade, TV2's *My House My Castle* has been turning the spotlight on hard-nosed councils.

"This year's survey," says producer Maria Handas, "will reveal once and for all which of our councils are the best and worst, according to the people who know best — ratepayers."

The quick and confidential questionnaire covers issues ranging from how responsive councils are to complaints, to how quickly they process consents.

It also asks home owners how much their rates have risen in recent years, and whether they think they're getting value for money.



"We hear plenty of complaints about councils," Ms Handas says, "but often people don't want to go on TV because they're scared to stick their head out!"

"At the same time, we never hear about the councils

that make an effort, make things easy for home owners and help the people they serve."

People are invited to fill out the online survey at [www.tvnz.co.nz](http://www.tvnz.co.nz) (keyword "castle"), and send it to the address on the form. For obvious reasons, council employees are not allowed to enter.

Respondents will also go into a draw to win a subscription to *Your Home & Garden* magazine.

The Best and Worst titles will be awarded when *My House My Castle* returns to TV2 later this year.

The show's host is lawyer Rob Harte, accompanied by celebrity builder John "Cocksy" Cocks and design specialist Hamish Dodds.

Entrants must be a home owner, and can only vote for the local council whose area their home is located in. Entries close at 5pm on April 30, 2007.

## A Revolutionary New Industry Innovation



**BoardWalk** is a Modular Platform System designed to provide safety and protection over a wide range of applications. Initially its use has been for low pitch roofing where access is required for maintenance to roof-top plant and machinery. The product is seeing increased use as temporary flooring over wet or unstable areas, and for outdoor shows and displays.



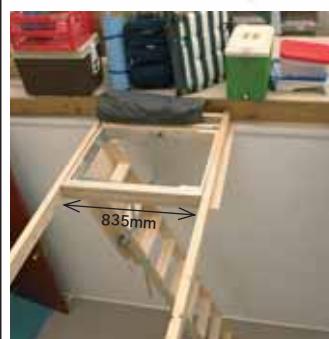
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# Concrete as sustainable construction material a key focus for industry

P

romoting concrete as the sustainable construction material of choice is a priority of the cement and concrete industry, as determined at the recent Cement & Concrete Association of New Zealand's (CCANZ) annual planning workshop.

Leaders from the cement and concrete industry met together with Building and Construction Minister Clayton Cosgrove to discuss issues facing the sector and future opportunities. Companies that attended included:

- Holcim NZ,
- Golden Bay Cement,
- Firth Industries,
- Higgins Ltd,
- Allied Concrete,
- W Stevenson & Sons Ltd,
- Aitkens Concrete Ltd,



Cement & Concrete Association New Zealand chairman Andrew Moss

- BBR Contech,
- Busck Prestressed Concrete Ltd,
- Pacific Steel, and
- Victoria University.

The Minister conveyed the government's stance on

sustainability, and acknowledged the importance and value of cement and concrete to New Zealand's current and future roading and building infrastructure.

CCANZ chairman Andrew Moss says sustainability is definitely a key issue that CCANZ will be addressing over the next five years.

"There needs to be a shift in the New Zealand psyche from short-term thinking to a long-term 'sustainable' view, as well as an increased awareness of cement and concrete's contribution to sustainable development.

"The annual planning workshop was a great success in shaping a unified vision for CCANZ. More than 30 representatives from the industry attended the workshop, and their input will be invaluable in guiding CCANZ during the next three to five years," he says.

## Live a PlaceMakers Life

" I looked at PlaceMakers because it's a national brand with a good commitment to being better than the pack. Its partnership model intrigued me too.

The Joint Venture model is nothing like a franchise set-up, where you're given some tools and away you go. There is much more substance to this model. You have a national office that is responsible for the brand and you receive strong and consistent support from them.

Our business is built on relationships and the strength of those relationships at branch level is often down to you and your passion. When this passion spills over to your staff and your customers, it doesn't get any better."

Mervyn Evans, Joint Venture partner

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## Sophisticated Rinnai Arriva PowerFlue Flame Fire looks good too

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The revolutionary Arriva is the result of intensive research and development by the team at Rinnai to develop a fire to suit our climatic conditions and living style.

The resulting Rinnai PowerFlue system uses a fan to draw air from outside to combust, giving the home owner improved air quality. The in-built fan boost also provides greater installation freedom. End result: the fire can be installed just about anywhere in the home.

The Arriva range has four interchangeable fascias that can easily be swapped to suit the interior, mood or seasonality of a room.

With a full feature remote control, pre-programmed flame function and set and forget dual timer the blood, sweat and tears normally associated with fires becomes a thing of the past.

The Arriva is also the only fire in New Zealand that has bottom air discharge, taking the warm air as close to the floor as possible for better heat distribution and, with a large convection fan, it ensures the room warms quickly and efficiently.

Reduced cost is another big plus. The Arriva is simple to install (saving time and money), quick to flue and comes with in-built zero clearance. It also has an 80% efficiency rating, ensuring most of the gas energy is converted into heat in the home.

"Developers have been crying out for a heating system that is easy to install, that looks great and is effective and efficient. The Rinnai Arriva is all of those things, and it looks great as well," Rinnai NZ Ltd sales, service and marketing manager David Water says.

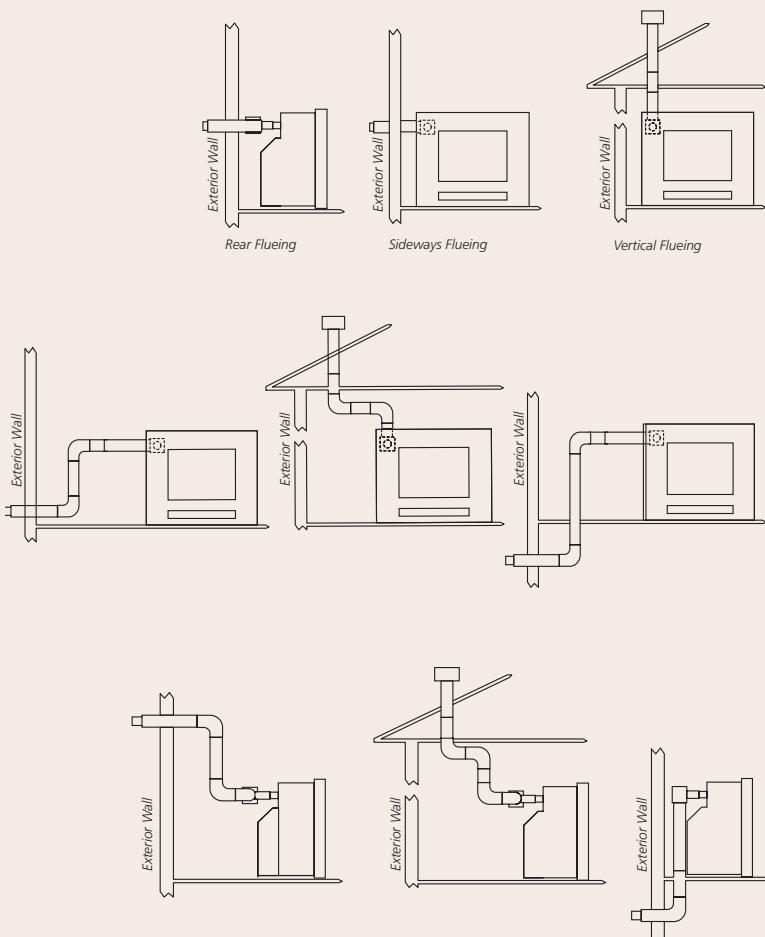
"The Arriva is definitely a top quality, stylish appliance that creates ambience and heat, and it will be of great interest to developers and people who are looking for heating efficiency with that special X-factor."

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Maximum flue lengths and configurations will vary depending on your installation. Please consult product specifications.



The Rinnai Arriva PowerFlue Flame Fire.

# Builders' breakfasts focus on licensing

**F**ollowing similar successful events last year, several leading building suppliers have joined forces with the Department of Building and Housing to host a series of free builders' breakfast sessions over the next couple of months.

Carters, ITM, PlaceMakers and Mitre 10 are all hosting events to help those in the building industry find out more about the new Licensed Building Practitioner scheme, which starts on November 1 this year.

Some of the sessions will be addressed by Building and Construction Minister Clayton Cosgrove, and staff from the Department's Occupational Licensing team will be present at all events to provide an update on the scheme's progress and to answer questions.

The planned events are listed below. If you are interested in attending, phone the relevant contact number for time and venue details and so the organisers know how many people to cater for.

**Note:** Many of these breakfasts will be held in an off-site venue.

Hamilton	21/03/07	Carters	(09) 272 7293
Te Awamutu	22/03/07	Timmo's ITM Te Awamutu	(07) 871 7545
Napier	27/03/07	Mitre 10 MEGA	(06) 833 8100
Taupo	28/03/07	Taupo Turangi ITM	(07) 378 9899
Wanganui	03/04/07	Mitre 10 MEGA	(06) 349 0244
New Plymouth	04/04/07	Carters	(09) 272 7293
Auckland Greenlane	11/04/07	PlaceMakers	(09) 525 5100
Wellington	17/04/07	Carters	(09) 272 7293
Petone	18/04/07	Mitre 10	(04) 569 8311
Blenheim	24/04/07	PlaceMakers	(03) 578 9084
Christchurch	01/05/07	Carters	(09) 272 7293
Timaru	02/05/07	Timaru ITM	(03) 688 8074
Ashburton	03/05/07	Mitre 10	(03) 308 5119
Queenstown	08/05/07	PlaceMakers	(03) 450 9020
Invercargill	09/05/07	EH Ball ITM Invercargill	(03) 218 3787
Masterton	15/05/07	Carters	(09) 272 7293
Westport	16/05/07	Mitre 10	(03) 789 6520
Palmerston North	22/05/07	PlaceMakers	(06) 353 5777

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# Feedback sought on building sector licensing rules

**B**uilding and Construction Minister Clayton Cosgrove wants to hear from people in the building sector on key aspects of the Licensed Building Practitioner Scheme, which is due to be introduced initially on a voluntary basis in November this year.

Occupational licensing, which will help ensure people in the building sector are competent and accountable for their work, is part of the Government's suite of reforms to help ensure homes and buildings are designed and built right the first time.

The scheme will create 13 occupational licenses for builders, designers and other skilled professionals in the building sector.

A recently-released consultation document outlines proposed licensing standards for designers, site leads and carpenters — these being the first licenses that will be issued.

The document also covers assessment processes and requirements for retaining a building practitioner licence over time.

Mr Cosgrove says he wants to hear from the designers, builders and other skilled professionals who, later this year, will need to decide whether or not to apply for licenses.

"The rules that will apply to the granting of occupational licenses in the building sector need to be

practical. They need to fit the realities of how the sector works," he says.

"Already, extensive consultation has taken place with the industry, which has contributed substantially.

"Now we need to go wider, so that everyone with an interest in this can have input."

Mr Cosgrove says assessment will be based on an applicant's work history and project records, client testimonials where possible, feedback from technical referees and the applicant's understanding of the responsibilities that go with the licenses being sought.

He says applicants will need to demonstrate their skills, competence and client satisfaction in order to gain a licence.

"Skilled people already in the building sector are certainly not going to be sent back to school. Potential applicants will not be assessed on any rigid tick-the-box formula.

"Experience and a good track record will count. People in the sector who know their trade or profession and take pride in their work should not have trouble getting a licence."



*Occupational licensing will help ensure people in the building sector are competent and accountable for their work.*

The consultation document is available on the Department of Building and Housing web site at [www.dbh.govt.nz](http://www.dbh.govt.nz) or by calling 0800 606050.

The deadline for submissions is March 26, 2007.

## British Medical Journal hails link between home insulation and improved health

**T**he *British Medical Journal* has profiled a collaborative research project including BRANZ based at the Wellington School of Medicine, which shows a conclusive link between home insulation and an improvement in the health of the occupants.

The objective of the research was to determine whether occupants' health and well-being is improved by insulating existing houses, increasing indoor temperatures and lowering humidities.

It is the first time that a study of this kind has been completed to strict medical and technical research

criteria, and the results have been lauded by the *British Medical Journal*, which has profiled the research on the cover of its March edition.

The Healthy Housing Group, led by Professor Philippa Howden-Chapman, completed the medical research, while BRANZ principal scientist Malcolm Cunningham was responsible for the building science.

Both aspects of the research had to deliver to strict scientific criteria in order to yield useful results.

The project involved 1350 households and 4407 participants throughout New Zealand. The conclusion was that insulating existing houses led to a

significantly warmer, drier indoor environment, and resulted in improved health, including a reduction in wheezing, days off school or work and general practitioner visits, as well as a trend for fewer hospital admissions for respiratory conditions.

"For the first time, we have been able to accurately measure the effect and health benefits of insulation in homes, and that is what has the *BMJ* excited," Dr Cunningham says.

"It has been an excellent project to work on and, from a scientific point of view, it demonstrates the benefit of a multi-disciplined approach on what are a complex set of factors at work."

# Insulation installation Standard a long time coming

By Eco Insulation Ltd  
general manager  
Paul Apperley

**A**t last the insulation industry has a Standard — NZS4246:2006 — that addresses long-standing issues of quality and compliance.

Industry experts were gathered together, in conjunction with EECA, BRANZ, DBH and HNZC technical experts, to put together a comprehensive Standard on the installation of commonly used insulation products.

## Poor installation and non-compliance

Its been a long-term issue that the industry has tried to

self regulate: poor installation and non-compliance to the building code.

But I have seen so many poor techniques and practices that I would go so far as to say it is a quantum leap forward with regard to sorting out practices and provider services.

I have seen all imaginable types of service offered as accredited or approved. And with insulation generally being a range of product that is eventually hidden behind gib or surface finished materials, I'm glad to see that there is finally a Standard that everyone has to work to.

Further to this Standard, there are now moves afoot to gain an industry qualification as an accredited or approved installer.

This will give end users, construction companies and builders the confidence that the people they use are industry trained, qualified and skilled.

Add to this the poor industry inspectors, who are expected to be experts on all things related to construction and take on liability and compliance issues every day.

This gives them the security that they can enforce a common Standard and level of service that is documented and quantifiable.

From a personal point of view, I was involved in the construction of the Standard and feel this has been a long time coming.

But finally the first building block has been put in place to ensure a quality service at a consistent and common level that should help "weed out" the "cowboys".

The next step is to get the manufacturers to sort out issues of quality, consistency and compliance, and it's good to see the Commerce Commission's recent involvement here to ensure this.

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# Working with a Ranger

By Building Today  
Motoring Correspondent

**T**his month we're showcasing the all-new (for New Zealand) Ranger, the replacement for the Courier which has served the needs of the "tradie" for the past 25 years.

Now we all know enough not to get too sentimental over a vehicle, but a quarter of a century is a long time for a single name plate and, as such, the Courier deserves some recognition.

So, one blank line out of respect — the writer's equivalent of a moment's silence — for the Courier please.

All sadness at Courier's passing aside, Ford New Zealand is, not surprisingly, excited about the new Ranger for a variety of reasons.

First up, Ranger showcases two new engines for Father Ford — a 2.5 turbocharged, common rail diesel and the "Chuck Norris" of Ranger engines, the 3-litre turbo diesel.

We hope to get our paws on a 3-litre version very soon, but we're impressed enough with the "supposedly entry level" 2.5.

## Eliminating turbo lag

Ford's cottoned on to the variable geometry turbocharger, which virtually eliminates turbo lag. Put your foot down and go, which is great when your cargo tray is empty and you're commuting, but equally as important when you want smooth takeoffs with heavy cargoes aboard.

You want to know the power stats? OK; maximum power of 105kW is found at 3500rpm and you get 330Nm of torque at 1800rpm. For the trainspotters, that puts power up 22% and torque 28% compared with an equivalent-sized engine with indirect injection.

Considering this is not the hero engine, the level of smoothness and sophistication might fool you.

Combine it with the five-speed manual transmission that was in our test cab chassis 2WD model, and you'll wonder what all the fuss is about with the 3-litre. Easy and quick acceleration, plenty of willing-to-work attitude and a sense of ongoing durability make the 2.5-litre mill a real pleasure to drive, especially on long hauls.



The Ford Ranger.

And we did a long haul trip. Partly because we needed to, and partly because Ford's marketing bumphsays the new Ranger is tailored to those who want more of a workhorse/lifestyle truck than a mere workhorse. It's designed to be more car-like.

There has been particular attention paid to the seats in the new Ranger. The rest of the cabin is very tidy, very practical and easy to maintain, as well as being intuitive in its instrument and control placement. But it's the seats that'll love yer bum, to swipe a phrase.

Ford says the seats feature a new, more sculpted back, more supportive bolsters and larger headrests. We say the seats keep you fresh on long drives, and we went to Wellington and back to prove it.

Usually on a trip like this, at about 100km intervals, we'd change drivers.

We could comfortably stretch that distance out in the new Ranger, and when one wasn't driving, catching 40 winks was as easy as counting sheep — and this is a cab chassis model remember!

We had to keep telling ourselves that.

## Like driving a car

There were times when Ranger's truckiness came out, but for the most part it was, indeed, like driving a car — with a whopping great boot!

However, unlike many cars of today, you always have a good idea of where the front of the ute is in relation to

everything else.

The squared off nose leaves no doubt that this is the front of your vehicle and yet there's something very satisfying about looking at the horizon over the nose of a Ranger.

Part of the car-ness of the Ranger is down to the independent double-wishbone suspension. Part of the ute-ness of the Ranger is down to the extended long leaf springs. Between these two elements, you can carry your cargo with all the creature comforts.

All cleverness aside, Ranger has a minimum payload of 1100kg across the range, and can tow — in 4x4 form anyway — up to 3000kgs. That'll give you some idea of the power in those Duratorq engines.

It's interesting to note though, that the Ranger pick-up overseas was the first pick-up with passenger airbags and anti-lock brakes (ABS) in 1998.

Our Ranger now goes a step further in safety when it becomes the first truck in New Zealand to offer dual side airbags in addition to front driver and passenger airbags (on the XLT models).

Having said that, and while it's cool to have a truck which offers everything it can in terms of safety, if your budget or your needs are for a cab chassis which is as much at home in the suburbs as it is on the site, the Ranger 2.5 will certainly make you smile.

As will the price. The Ranger cab chassis XL 2WD recommended retail is \$34,390.



Overseas model shown. New Zealand specification may differ.

## New Ford Ranger. Legendary Tough.

The new Ford Ranger boasts legendary power, thanks to its all new high-tech, high pressure common rail turbo diesel engines. The 3.0L diesel unleashes 115kW of power and 380Nm of torque. Just as impressive is the 2.5L diesel delivering plenty of torque and outstanding fuel economy. No matter which way you go, you'll be endowed with the muscle to carry a giant load. And with towing capacity up to 3,000kg\*, Ranger is equal to the best in its class. Come face to face with a legend and visit your Ford Dealer today.

\*3.0L models only when fitted with a Genuine Ford heavy duty towpack.



# New technology fully retro-compatible

By Jenny Baker

**H**itachi's competitive advantage in the New Zealand market is its absolute focus on customer needs through the enhancement of power tools.

The manner in which Hitachi introduced recent innovations in lithium ion battery technology to the global market proves this point, according to Accent Tools marketing manager Andrew Way.

Mr Way says Hitachi is the only power tool brand in the world that introduced this new cordless technology by integrating its features into its existing battery platform.

Hitachi has built the new technology into the existing battery shape, making them lighter and delivering all the other benefits of lithium ion — more power, longer lasting and an impressive electronic monitoring system.

"Hitachi is on the leading edge with this, but we take the attitude that we do not wish to penalise or alienate our existing loyal users. So although we have introduced new products to complement the lithium ion technology, the new generation lithium ion batteries are fully retro-compatible with all our same voltage

cordless drills, drivers and wrenches.

"In this way, all our tools enjoy all the benefits through the electronic monitoring system in the battery. All our products are ergonomically well-designed, and a lighter battery only enhances that," he says.

Mr Way explains the lithium ion battery can operate at optimum efficiency due to the electronic monitoring systems Hitachi built into it.

"For example, take our premium model, the DV18DL 18V impact drill. The drill cannot be overloaded — before that happens, an electronic control inside the battery locks out the system and switches off the power, thereby protecting it.

"The battery cannot overcharge, or discharge to the point where it causes damage to itself. It cannot heat to the point where it is unsafe to use it. The electronic controls monitor the temperature closely, and it will not operate when it is too hot or too cold.

"The main benefit of these controls is that the battery is only operable in optimum conditions, hence the extended overall life of the battery," he says.

Hitachi in New Zealand focuses on customer needs in other ways too. Being an independent and autonomous Hitachi Distributor with access to the world giant's

resources, New Zealand owned and operated Accent Tools has the flexibility to remain sensitive to local market requirements, yet to offer customers the best of Hitachi's research and development.

One particular local issue Hitachi has capitalised on is the changing trend in New Zealand regarding the preferred size of circular saws.

"In New Zealand, the trend is for timber to arrive on site in a semi-finished, pre-nailed framing state. This, coupled with the popularity of slide compound mitre saws, means there is no longer such a need for builders to have large capacity circular saws.

"What builders required was a strong but smaller circular saw, and our solution was the incredibly popular 1710-watt, 184mm C7SB2, providing a massive amount of power in a compact size.

## Focused response to customers' needs

"Since our New Zealand inventory is not dictated by Japanese, American or European trends, we are in a position to take opportunities like this and push product when a gap becomes apparent. The result? Focused response by dealerships to our customers' needs," Mr Way says.

He says worldwide, Hitachi plans "an aggressive global growth plan" with the imminent introduction of 200 new products containing new technology combined with aggressive new design.

"We just launched the C12LSH Slide Compound Mitre Saw that has a Digital LED screen displaying the exact cutting angle, as well as a unique micro angle adjustment.

"Hitachi's mission to enhance tools to do the job better, faster and lighter, together with our excellent local distribution and support network, is a cornerstone of our growth strategy in New Zealand.

"We have a high quality sales and service network offering excellent back-up to people around the country who invest in our brand. We understand and recognise how important power tools are for the builder, and that we have to act quickly to get the builder back to work again," he says.

Hitachi's extensive range in New Zealand services the trade's need for heavy duty equipment in the construction, manufacturing and engineering industries.



*Clockwise from left:* Battery cooling technology ensures the lithium ion battery does not heat to the point where it is unsafe to use; a cutaway showing the new cordless drill assembly; the Hitachi DB3DL cordless screwdriver; the C12LSH Slide Compound Mitre Saw features a digital LED screen.



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# Cordless tool range now powerful enough to do any task

By Jenny Baker

**T**he first lithium ion-powered cordless tool on the market remains one the world's best sellers.

Five years after its introduction, the Bosch 3.6V IXO drill driver has been repackaged, and is now also complemented by six newly-designed, heavy-duty lithium ion tools, according to Bosch New Zealand general manager Aaron Jamieson.

Mr Jamieson says Bosch has seen a growing client preference for cordless power tools.

"Our traditional market advantage is our proven track record of innovation and performance. We design and develop our tools to be focused fully on a particular application."

"We have the expertise and technology to respond to customer demand, and we responded to the growth in cordless technology demand with serious tools for the serious tradesman," he says.

Mr Jamieson expects this preference for cordless tools to be reinforced as the company's new 10.8V and 36V-platform lithium ion powered tools gain market recognition.

"The reason is convenience. Especially with the introduction of cutting-edge technology 36V products, we now have cordless tools that are strong and powerful enough to do tasks that only electrically powered tools could do previously."

"Before the 36V products came on the market a year ago, 18V was the largest category cordless tool available from Bosch. It remains a good seller. The 36V battery is no heavier than the 18V, yet gives all the extra power and performance without penalising the user on weight and bulk," he says.

The 36V-platform cordless trio comprises a drill driver, cordless impact drill and cordless rotary hammer. According to Mr Jamieson, the latter is the current market favourite as "it enables drilling that easily matches that of an electrical 2kg rotary hammer". The new 10.8V drill driver, impact driver and angle driver were introduced to the New Zealand market recently.

"These are beautifully designed, lightweight, small tools that offer excellent power and performance and are well-suited to work in confined spaces," he says.



*The Bosch GWS14-125 CIT angle grinder.*



*The Bosch GBH 7-45 DE 7-kg rotary hammer with SDS-max.*

Mr Jamieson explains to get optimum performance from the newest lithium ion technology, new generation gearboxes, housing and motors were researched and developed for the tools.

Bosch believes old generation tools simply cannot make the most of, or even cope adequately with, the new battery technology.

With this new battery technology complementing new technology in the tools themselves, tradespeople can expect cordless tool performance and output to rise to new levels.

"Bosch tends to measure against our own best performance, and the new cordless tools are a milestone for us. We have been getting fantastic feedback from our worldwide dealership-public networks that these products, in particular the 36V range, live up to and, indeed, exceed the expectations created for users," he says.

However, Mr Jamieson says the IXO cordless drill driver — repackaged but essentially the same product — all other 3.6V, 7.2V and 10.8V lithium ion cordless

tools, as well as the older nickel cadmium cordless range, remain good value for money, and tried and trusted stock items on Bosch shelves.

Over the past 20 years, the company earned its original reputation for excellence in New Zealand for its electric impact drills and angle grinders.

"Bosch was one of the pioneers of rotary hammer drills in the world, dating back to the 1930s, and we still focus strongly on this category."

"In particular, our angle grinders remain exceptional global and local best sellers, the result of our history and legacy of decades and decades of outstanding performance in this market segment."

"Our new Evolution range of grinders offers users even better technology and safety features, and is already a good seller," he says.

Bosch dealers carry a complete range of cutting and grinding, drilling and shaping, screw driving, benchtop, sanding and planning, and measurement tools, as well as accessories.

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# Convenient one-stop shop

By Jenny Baker

**F**asteners Direct recently opened for business in Mt Eden, Auckland. The company offers a wide range of fasteners and adhesives to the construction industry and is, in the words of owner Andrew Benton, "a convenient one-stop shop".

Mr Benton, who holds a BCA degree from Victoria University, gained hands-on experience in the construction sector and its supply chains during the five years he spent as a senior project manager on property developments in the upper North Island.

"My experiences in this sector made me realise that sourcing and supply solutions for fasteners could be improved, and that there was, in fact, a gap in the market," he says.

Mr Benton consciously positioned Fasteners Direct to cater for the quality-conscious end of the market.

"All our products are trusted New Zealand brands or brands well known, proven and supported here — products that can cope with our harsh climate and conditions.

"Recent changes to the Building Code 2004 specify the use of more durable products, such as stainless steel and galvanised materials. I have seen a shift in that direction, and our product mix accommodates this trend," he says.

Fasteners Direct is also an Auckland agent for Reid construction systems, Pryda timber connectors and brackets, Paslode collated nails, Bremick roofing screws and Holdfast construction adhesives.

Mr Benton says his quality-focused strategy applies in equal measure to the service aspect of the business. A team of sales representatives regularly visits building sites or can advise customers on the shop floor.

Ordering can be done by telephone or electronically. A same-day courier service is available in the northern parts of the North Island and, in metropolitan Auckland, free delivery comes with all orders of more than \$150.

But, Mr Benton says, whether a customer's building project and order are big or small, "if they come to Fasteners Direct, they've come to the right place to source all their fastening requirements, and for professional service and competitive special offers.

"And if they can't find what they're after, we ask them to discuss it with us. We're always adding products."

Mr Benton says the company always aims to offer the best prices possible and, in some instances, on some specialised product ranges it can pass on good economies of scale to customers.

His outlook for the future is bullish.

"We know what the market demands and are making sure we are supplying. As our name gets around, word of mouth will do the rest," he says.

# Complex p accurate m

**T**he construction industry is experiencing strong growth across the globe.

The need to manage increasingly larger and more complex projects often undertaken by joint venture partners, as well as the need to disseminate accurate management information on a timely basis, have never been greater, CSSP chief executive Neil Newman says.

"The CSSP tools, including CHEOPS, have been designed to do just this and ensure projects are completed on time and on budget," he says.

Established in 1983 in Australia, CSSP has expanded internationally in the past 20-odd years and now has offices in New Zealand, Britain and Hong Kong.

CSSP's suite of software solutions includes management tools for estimating, job costing, project management, document management, quality control and financial accounting for the construction and related industries.

More than 300 customers in 18 countries use these solutions.

According to the company web site, CSSP recruits staff from the construction and computer industries, which means they understand the terminology, technical requirements and critical time demands of the sector.

"CSSP is a world leader in the construction and allied industries with our philosophy of total integration of construction information management.

"However, our real competitive advantage in a market that offers similar products is our vast industry knowledge and the ability to develop flexible and adaptive systems using that knowledge to meet the current and future needs of the industry on a cost-effective basis," Mr Newman says.



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# projects demand management info

**VARIATIONS SUMMARY**

PROJECT: E807 - SAMPLE COMMERCIAL PROJECT

Type	No.	Basis Contract Value	Labour Actual	Material Actual	Margin Actual	Other Items	Written Approved	Total Value
Variation Type - C= CONTRACT VARIATION - Issued 0 with a Total Net value of 12500.00								
Submitted	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Approved	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Net Approved	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variation Type - V= VARIATION - Issued 0 with a Total Net value of 0.00								
Submitted	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Approved	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Net Approved	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variation Type - P= POSSIBLE VARIATION- Issued 0 with a Total Net value of 0.00								
Submitted	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Approved	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Net Approved	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E807 SAMPLE COMMERCIAL PROJECT								
Final Summary - E807 - SAMPLE COMMERCIAL PROJECT - Issued 0 with a Total Net value of 10000.00								
Submitted	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Approved	0	4,324.50	0.00	0.00	2,266.00	0.00	0.00	6,590.50
<b>Total</b>	<b>0</b>	<b>4,324.50</b>	<b>0.00</b>	<b>0.00</b>	<b>2,266.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,590.50</b>
Net Approved	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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# Construction software becoming a vital "tool" of the trade

By Jenny Baker

**B**uilders are increasingly realising that construction software is a valuable business management tool.

A product such as Databuild for Windows has proved itself to make a dramatic difference to hands-on cost control, according to Databuild New Zealand general manager Brenton Cridland.

Databuild, an Australian software company established in 1974, offers the Australasian construction sector a trio of complementary products.

These are Databuild for Windows; FrontEnd, a sales estimating system; and JobControl, a program that monitors job progress and financial and physical resources.

## Competitive advantage

Mr Cridland says Databuild for Windows has a significant competitive advantage over similar products in that it provides builders with a real-time total project overview that enables them to take and implement timely management decisions to stay within their strategic plans.

"It's a comprehensive estimating, quotations, specifications, contracts, purchase orders, job costing and accounting system, covering the process from first customer contact to handing over the newly completed structure," he says.

Initial on-site training includes assistance to set up



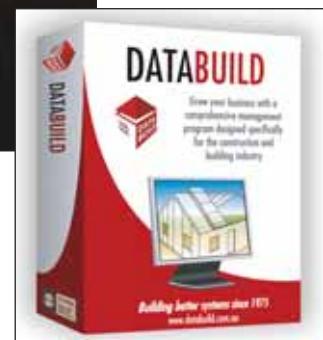
the software to individual requirements and train users in the daily procedures. Mr Cridland says the software includes several user-friendly features that have endeared it to builders who before hated computers.

"Detailed bills of quantities can be created quickly, turned into client quotations and specifications and, with the push of a button, supplier purchase orders.

"The CAD-compatible program also offers an easy multi-level search function. The software has unlimited storage capacity for various supplier prices and supplier product references.

Identification of preferred suppliers is easy, and detailed purchase orders can be emailed directly to suppliers or printed out on site.

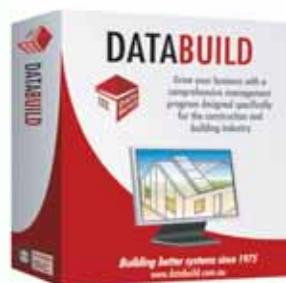
"Jobs become easy to control and analyse as they



are broken down into their construction cost centres with Databuild for Windows. Job costing is immediate.

"Databuild job forecasting provides real-time information on current job costs, and the integrated accounting system eliminates the need to re-key creditor information.

"Over-runs, under-runs and customer variation reporting are available throughout each stage of the construction. Databuild gives the power back to the builder to control their costs and increase their profits," Mr Cridland says.



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# The power of corded without the cord

**D**eWalt is bringing unprecedented power and precision to the professional construction site with the release of its new 36V cordless power tool platform.

The range is designed to give contractors the performance of a corded tool without the restriction of a power cord, making it the ideal choice for the worksite.

"The 36V range is about providing a tool that is as practical as it is powerful," according to DeWalt brand manager Paul Carter.

"The tools are lightweight, easy to operate and designed to go where heavy corded tools can't."

The range includes a 36V heavy-duty hammerdrill (DC900KL), reciprocating saw (DC305K), 7 1/4" circular saw (DC300K), impact wrench (DC800KL), rotary hammer (DC232KL), jigsaw (DC308K), grinder (DC415P) and flashlight (DC509), along with three combo kit variations (DCX6401-XE, DCX6210-XE, DCX6200-XE).

All tools are designed from the ground up to provide the most comprehensive, high voltage solution needed to do the job of its corded alternatives. And with twice the power output of most standard cordless tools, DeWalt has developed several innovative and exclusive technologies to ensure the range is practical and easy to use on all types of construction.

The 13mm (1/2") 36V hammer drill / driver kit (DC900KL) has an exclusive self-tightening chuck that continually tightens through application to 10 times the grip force of a normal ratcheting chuck.

The user can be confident that the chuck will not bind up and the bit will not fall out, so they can finish the job in minimal time.

The advanced 36V circular saw (DC300K) features a massive 185mm (7 1/4") blade for increased cutting capacity at 90° and 45°, as well as an all-metal keyless blade clamp for quick and easy blade changes. So there's no more wasted time looking for lost blade change keys.

Exclusive to DeWalt, the 36V reciprocating saw (DC305K) comes with an innovative 4-position keyless blade clamp, allowing the blade to be inserted in four different positions for added versatility when flush cutting or getting into other tight spaces.

The DC234KL, 36V rotary hammer features the exclusive Shocks Active Vibration Control. Working similarly to the shocks on a mountain bike, it minimises vibration and maximises safety and comfort for the user. This is a critical benefit for tradespeople using hammers regularly.

The DC234 has the unique snap-on chuck system found



on DeWalt corded rotary hammers, and comes standard with SDS plus and 13mm keyless chucks. The end user does not have the additional cost of buying a second chuck.

The snap on nature maximises strength and minimises the chance of snapping traditional style 13mm chucks that plug onto the existing SDS chuck.

Each tool in the range is powered by a 36V high performance battery pack provided exclusively to DeWalt for power tool applications, and has a unique nano-phosphate lithium ion design that offers a high-level of power, durability and life when compared to other conventional lithium technology.

The battery pack has been designed with no memory effect and virtually no self-discharge, so you can pick it up two months after charging and work as normal.

The part that separates nano-phosphate lithium from the rest is that it is tested to 2000 charges over its

total life.

The phosphate element minimises the volatility of the lithium formula under high temperatures, allowing DeWalt to focus on strength rather than heat reduction in the battery casing. The batteries are also tested to DeWalt's exclusive four metre drop test.

The 36V platform provides professional users with a tool range developed to perform heavy duty corded tool tasks with the freedom of cordless equipment.

Lightweight battery technology ensures tools in this range weigh no more than standard 18V cordless equipment, allowing the operator to undertake tasks previously the preserve of more cumbersome corded tools.

"With the 36V platform, DeWalt has introduced the most comprehensive solution available for corded power tool users who want the freedom of a cordless tool," Mr Carter says.

## We want your feedback!

*Building Today wants to know about your experiences with your favourite "Tools of the Trade" for Part 2 of our feature next month. For example, tell us what cordless tool you swear by. What tool have you been using the longest and why? Have you used the latest lithium-ion powered tools featured this month? Are they better to use than the old battery technology of the past? And are they value for money? And what of the software "Tools"*

*we've featured? Do you use this technology and if so, why? If not, do you think you'll start taking advantage of it to help run your business?*

*We've got some power tools and accessories up for grabs for readers who respond, so don't hesitate to tell us your views on vital industry issues.*

*Write to Building Today, P O Box 35 343, Browns Bay, Auckland, or fax 09 478 4588, or email: andrew@buildingtoday.co.nz*

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Being multi-purpose, AQURON 2000 eliminates the costs of applying traditional curing compounds and then having to remove them by diamond grinding because the concrete is too wet.

Proven since 1984, AQURON 2000 is a quality controlled product, available only supply & applied<sup>®</sup> with a 15 year guarantee.

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VKA6571111 • 1-06

foundations pt 2°

# Whats New!



**B**uilding Element Assessment Laboratory (BEAL) has been looking at the need to improve the insulation properties of slab on ground concrete foundations to meet the expected new thermal performance standards for dwellings.

A research project was started last year which looked at the incorporation of insulation into a permanent formwork system.

The system is being developed in conjunction with experienced tradesmen to ensure its ease of use, as well as meeting Building Code requirements.

Barnes Plastics' Voidform waffle raft slab system consists of an on-ground reinforced concrete slab supported on a grid of reinforced concrete ribs on a level building surface.

It is a system that provides a high level of built-in insulation.

For more information on the research project phone Colin Prouse of BEAL on 04 233 6661 or 027 296 5909.

# EXPOSED?

## AQURON® WAREHOUSE SYSTEM

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AQURON WAREHOUSE SYSTEM hardens both concrete matrix and surfaces while providing anti-dusting and a surface that develops a sheen, with use which is ideal for bulk retail stores and industrial warehouses.

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# CLEARLY PROTECTED!

## AQURON® MARKHAM Clear Sealers

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**IN-STABLE**

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If you need a clear protection, AQURON/MARKHAM Clear Sealers are UV stable for interior/exterior use.

This range offers the best options for concrete floors where high traffic and traction for safety is important, or concrete masonry walls where weatherproofing is required.

For concrete paving AQURON Clear Sealers offer both joint stabilization and surface sealing or utilize MARKHAM sealers that resist damage from the heat of car tyres on concrete driveways that need sealing. All these products are simple to apply offering long-term durability to protect the appearance of your project.

**Construction & Control Joint**

All concrete clearly needs to be protected from cracking. Use QUICKY to control shrinkage stresses which will otherwise cause the concrete to crack later. Simple and easy to assemble, QUICKY can be used to speed off.

New Zealand codes call for a construction joint every 12m for residential slabs to reduce cracking risks, this means longer slabs need to be poured in two pours. QUICKY allows you to make one large pour but the concrete acts as individual slabs, keyed together with up and down movement eliminated.

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# New Civil Defence building uses innovative flooring system

Cupolex, the structural dome flooring system common throughout Europe and the United States for residential, commercial and industrial foundation applications, is being used for the new Civil Defence Emergency Operations Centre in the Waitakere City suburb of Henderson.

When asked why they opted for the Cupolex flooring system, Maurice Harris of Harris Foster Consulting, the firm that secured the structural engineering work for the project, cited several reasons.

Obviously, the foundation of a Civil Defence Emergency Operations Centre needs to withstand some extreme forces of nature.

"At the same time we had to provide a cost-effective solution for the main contractor," Mr Harris explains.

The Cupolex dome's unique shape allows the system to achieve the necessary strength, and reduce the amount of concrete and reinforcing steel required.

The 100% recycled plastic used in the manufacture of the domes was another influencing factor. "It sits nicely with Waitakere City's focus on environmentally friendly, sustainable building," Mr Harris adds.

## Big difference to bottom line

Because the project is being done for the Waitakere City Council, cost-effectiveness was an important consideration. The council needed to be seen to be using ratepayer money responsibly, without compromising quality. Cupolex delivered on both counts.

Tim Farman from Cupolex points out that the system is easy to install.

"The domes simply interlock to create a self-supporting system that acts as permanent formwork. One hundred and fifty square metres can be laid in just two man-hours, so labour costs are reduced," he says.

Builders at the Civil Defence Emergency Operations Centre site back his claims. They say that laying the Cupolex Domes has been fast and easy, and they're keen on using the system for future projects.

## Freight costs take a tumble

Freight costs took a tumble too. "The components for this floor were delivered on two pallets which equates to minimal freight costs," Mr Farman says. "And there's minimal space required to store the components on site."

He adds that there is zero waste associated with using Cupolex.

The "R", or thermal resistance, value is twice that of traditional hard fill, calculated at 2.4m<sup>2</sup>K/W.

Cupolex is a patented Italian design and is manufactured here in New Zealand under license. Since the system's introduction to this country 18 months ago, growth has been strong.

Cupolex has been used in a variety of commercial and residential buildings, from Oamaru to Doubtless Bay.

For more information, contact Cupolex Building Systems Ltd on 0800 CUPOLEX (287 653), or visit their web site: [www.cupolex.co.nz](http://www.cupolex.co.nz).



*The Cupolex dome's unique shape allows the system to achieve the necessary strength, and reduce the amount of concrete and reinforcing steel required.*

## The latest innovation in concrete slabs!

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Cupolex is a unique structural dome flooring system made from recycled plastic. The modular components simply inter-connect to create a self-supporting structure that acts as a permanent form work. It's your cost-effective alternative to hard fill and polystyrene.

- Less concrete and reinforcing required
- Reduced labour costs
- 150m<sup>2</sup> laid in two man hours
- One trade to construct the entire foundation
- Easy to transport – 180m<sup>2</sup> of components on two pallets
- Reduced machinery and hard fill requirements
- Can be fully ventilated to disperse harmful gases
- Environmentally sustainable
- Minimal site waste

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## Solvent-free sealer requires no primer

**F**ix All High Tack MS is a high quality single component joint sealer with high adhesive strength, and is based on MS polymer technology, chemically neutral and fully elastic.

It can be applied to a wide variety of substrates, with a high bond strength and fast cure on nearly all surfaces, even when damp.

It is also resistant to many chemicals and withstands mould growth, making it suitable for sanitary and kitchen applications.

Due to the product having unique adhesion promoters, it requires no primer. It is very easy to tool, creating a faster and more superior finish.

It has high instant tack reducing the need for initial support, which saves time and money, and it is colour stable, UV-resistant and can be painted with all water based paints.

The flexible rubber characteristic allows a movement accommodation of up to 20%.

Its ecological advantages are another plus — it is free of isocyanates, solvents, halogens and acids. It has minimal health and safety considerations because of its solvent-free and completely neutral nature.

Fix All Hightack MS is available in 290ml cartridges, and comes in black, grey, white, and bronze.

For further information on the product, visit [www.holdfast.co.nz](http://www.holdfast.co.nz).



## Next generation attic stair introduced

**F**or more than 20 years Sellwood Products Ltd has been New Zealand's leading distributor of folding attic stairs.

In 1999, Sellwood launched its own brand of Sellwood Attic Stairs, designed and manufactured in New Zealand. With superior design innovations, Sellwood has developed a product that consistently outperforms its rivals.

It is Sellwood's vision that every new home built in New Zealand be equipped with a folding ladder that allows the home owner safe, easy access to the storage space and other devices that are located in the attic cavity, such as DVS systems and alarms.

With the company's ongoing drive for innovation it became apparent that it could design a stair specifically suited for the group builder market.

The biggest inhibiting factor facing group builders in specifying and installing attic stairs is the use of trusses at 900mm centres running perpendicular with the hallway.

As it was not always possible to install a standard Sellwood Attic Stair in an adjacent bedroom or in the garage, opportunities have been missed. Now Sellwood has the solution.

The new Sellwood Quad 24 (Q24) Attic Stair is a folding stair that requires an opening in the ceiling of only 835mm by 650mm.

*The new Sellwood Quad 24 (Q24) Attic Stair is a folding stair that requires an opening in the ceiling of only 835mm by 650mm.*



only 835mm by 650mm.

Assisted by a custom-designed ladder hinge that allows the bottom section to fold in underneath the second section, the Q24 can reach a stud height of 2440mm while fitting between trusses in the hallway.

The stair is simple to use and comes fully assembled, ready for installation.

As with all Sellwood Attic Stairs, the Q24 is available from leading building supply merchants and is guaranteed for 10 years for domestic purposes.

## Extensive range of ready-made flashings

**Q**uickflash provides the most extensive range of ready-made flashings available within New Zealand, which are available through building supplies merchants nationwide.

The range includes base, cavity closure, internal and external corner, vertical and horizontal control joint, sill, deck, Z, internal corner fillet, window head, internal and external corner face, widow side, saddle and parapet flashings.

With the exception of the joiners and saddle flashings, all flashings come in three metre lengths. They are available in 0.55mm Z450 galvanised steel, 0.55mm Colorsteel Maxx and 0.5mm 304 stainless steel.

Colorsteel Maxx is used because of its durability rather than to give colour choices (all saddle flashings are made from stainless steel because of its compatibility

with treated timber).

All Quickflash ready-made flashings meet the requirements of E2/AS1 when used appropriately.

This means no problems with building inspections or hassles with having to apply for alternative solutions.

Flashing details can be incorporated straight into plans via CD or the Quickflash web site. Free copies of the CD and a detailed catalogue showing flashing dimensions and installation diagrams can be obtained by emailing [info@quickflash.co.nz](mailto:info@quickflash.co.nz) or phoning 03 543 2145.

Alternatively this information can be viewed on the Quickflash web site, and the designs in various formats can be downloaded from [www.quickflash.co.nz](http://www.quickflash.co.nz).

Quickflash provides readily available technical support via phone: 03 543 2145, fax: 03 543 2146, email: [info@quickflash.co.nz](mailto:info@quickflash.co.nz) and web site: [www.quickflash.co.nz](http://www.quickflash.co.nz).

# Canbrace — a proud Kiwi innovation

**I**t's been said that necessity is the mother of invention. It's also been said that given a piece of No. 8 wire, Kiwis can do just about anything.

As Danny Cancian of Canbrace puts it: "Innovating and designing a new system is all about solving a problem and making life better and easier. In my case the objective was to find an easier and stronger way to brace constructions.

"I believe we've achieved that objective with a product that provides a better solution and has a valid place in the building industry. As a builder myself, I thought there just has to be a better way and no one was out there doing it.

"We've removed the bracing complications from the building process and replaced them with simplicity, effectiveness and innovation."

Canbrace managing director Nathan Gordon says: "Henry Ford once said that if you want to find the easiest way, ask the laziest man.

"Think about it for a moment and it makes a lot of sense. The less time it takes the more cost-effective it is, providing it's not about cutting corners so the job comes back on you.

"Danny and his design team have worked long and hard in product development and research with Canbrace, and from the outset we knew we were taking on the big boys. But we believe we've come up with the better way."

Mr Cancian says the Canbrace product is an all-new innovation in construction.

"It's a unique and proudly New Zealand-designed system that arrives on-site in its own frames, saving on time and construction costs.

"Every house requires bracing against lateral forces developing due to wind and earthquakes. Current design trends such as open plan spaces and wider window openings means that the role of bracing is now more critical than ever. This is particularly so for houses built in very high wind zones."

Canbrace bracing systems easily bear the brunt of wind and earthquakes, and have undergone thorough P21 testing by the Building Research Association of New Zealand (BRANZ).

It is the intention that the bracing demand as required by NZS 3604 will be easily achieved by using Canbrace to reach the necessary bracing requirements for timber framed construction.

Mr Cancian is obviously proud when discussing the new system.

"This system is completely changing the way many in the industry are thinking about bracing for timber framed buildings. The panels are installed either in the pre-frame or on site. Once the frames are bolted down they can be easily plumbed by adjusting the two Tex screws at the top of the bracing panels.

"Once the job is done the building is braced and your frames are true. This provides a safe and secure building from the very start of construction. There is no more temporary bracing and no need to re-plumb frames. It couldn't be simpler or easier."

For more information visit Canbrace at 102b Kapiti Road, Paraparaumu, or their web site at [www.canbrace.com](http://www.canbrace.com).

## Carpentry Qualification Review — an update

**I**n September and October 2006 the Building and Construction Industry Training Organisation (BCITO) held 15 consultation forums around the country to give industry stakeholders the opportunity to step back and take a good look at the National Certificate in Carpentry — prior to the formal review taking place this year.

Some of the desired outcomes of the project were to ensure that the BCITO fulfils its leadership role in the industry as the standard setting body, to maintain the delivery of a current carpentry qualification that meets the needs of the industry, and that it continues to improve the capabilities and upskill the industry's workforce.

A wide cross section of industry stakeholders attended the forums throughout the country, from past and present employers and apprentices, to assessors, provider representatives, regulatory agencies and standard setters.

The BCITO commissioned specialist research company CBA Consulting Group to facilitate the forums to guarantee consistency of data collection. Participants worked together in groups and recorded their feedback to a series of questions in answer booklets.

The information was collated and a report and executive summary was prepared and reviewed by a subcommittee of the BCITO Carpentry National Advisory Group (BCNAG).

After reviewing the report and executive summary, the subcommittee made recommendations to the BCNAG. The members of the National Advisory Group met to review the committee's recommendations and have agreed to make a number of changes, in preparation for the full review of the carpentry qualification in 2007.

Some of the recommendations or changes made by the group include:

- increasing the areas in the qualification around regulatory requirements, codes, compliance and licensing,
- further consultation with the commercial sector to ensure the qualification is still meeting their needs,
- a higher consideration of numeracy and literacy skills is required for those entering the qualification and those already completing it,
- that the National Certificate in Carpentry remains intact as the national standard for carpenters and not be split to reflect the different areas of work or sectors that carpenters work in,
- that the BCITO investigate ways in which they can encourage apprentices to maintain an up-to-date knowledge of new materials, products and changes to the regulatory regime,
- modification of some specific practical unit standards to reflect commercial and residential scenarios, and
- acknowledgement of structural steel and steel framed construction within the qualification.

This year the recommendations in their entirety will be incorporated into the full review of the carpentry qualification which will include a detailed study of the unit standards and resource material.

Regional focus groups will be held in April to achieve this, and if anyone would like to be a part of one, please get in touch with your local BCITO office.

A national summary of findings and recommendations was distributed to all attendees of the forums last year. Copies are still available, and if you would like to receive one please contact Pauline Sutton, Qualifications Development Manager at [pauline.sutton@bcito.org.nz](mailto:pauline.sutton@bcito.org.nz). Alternatively, the documents can be viewed on the BCITO web site at [www.bcito.org.nz/news/bcito](http://www.bcito.org.nz/news/bcito).

# A Dinky-Di 75th . . .

Dr Kerry Rodgers contemplates the demisesquicentennial of that mother of all coathangers, the one that caused James Michener to observe: "Sydney Bridge is big, utilitarian and the symbol of Australia, like the Statue of Liberty or the Eiffel Tower. But it is very ugly. No Australian will admit this."



## Bridging the gap

The bridging of Sydney Harbour took 117 years. The notion was first voiced in 1815 by convict and architect-about-town Francis Greenway, who designed many of the city's historic buildings such as the Hyde Park Barracks. Given the guy's social position, no one took the slightest notice.

Seventy-five years later an 1890 Royal Commission noted that the congestion caused by heavy boat traffic on the harbour might best be relieved by a bridge. Another 22 years elapsed before the New South Wales politicians got around to appointing John Bradfield as chief engineer and sent him overseas to look for suitable designs. By the time he got back World War I was ready to roll and all plans were put on hold — yet again.

Bradfield had been particularly taken by New York's Hell Gate Bridge. He felt a larger version would accommodate Sydney's growing traffic for years to come. He proposed a formal arch design incorporating two rail tracks, four road lanes, two tram tracks, a footpath and a bicycle way.

Finally in 1922 tenders were called, with British firm Dorman Long picking up the contract on the assurance that all the workforce would be true and blue. The construction work was overseen by Bradfield but with four other principal engineers involved.

These included consultant Sir Ralph Freeman who converted Bradfield's design into the essential structural detail. This precipitated a bitter dispute as to who was primarily responsible for the final structure.

Construction commenced in 1923 with the demolition of 800 homes. The owners received compensation but not the tenants. By January 1925 excavations were well under way, and construction of the abutments and approach spans completed by September 1928.

Building of the main arch began in 1929. Two separate teams built-out from each side using creeper cranes. One team worked a month ahead of the other so that any problems that arose might be resolved before they could affect the second side.

Each half of the arch was supported by cables. When each was fully completed, the cables were slowly slackened-off and the two halves allowed to abut on the afternoon of August 19, 1930.

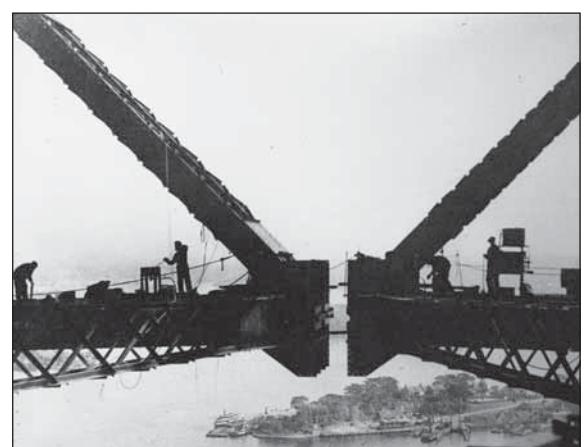
Image credits: Colour, Wikipedia; Black and White, University of Sydney.



*Left: Aerial view of southern arch and creeper crane.*

*Milton Kent Aerial Photos*

*Below: The last three 3 foot six inch gap.*





Sydney Harbour Bridge from Kirribilli. Image Diliff

## Only in Australia

The bridge was opened on March 19, 1932, with NSW Labour Premier Jack Lang scheduled to cut a ribbon at the southern end. It is now part of Aussie folklore that he was caught short. As he stood with scissors poised for the statutory photo opportunity, a uniformed man spurred forth and slashed the ribbon with a sword, declaring the bridge open: *In the name of His Majesty the King and the decent and respectable citizens of New South Wales.*

He was promptly arrested, the ribbon retied and Lang allowed to do his bit, followed by a 21-gun salute.

The interloper was Francis de Groot, a leading light in the local right-wing paramilitary group, the New Guard. The Guard not only opposed Lang's leftist policies but were affronted that King George V had not been invited to do the honours.

The total cost of the bridge was £10,057,170.7s.9d — double the original quote. The final payment was not made until 1988. But it has been worth every penny. It stands as a triumph over the Great Depression and also as a monument to the 16 who died during its construction, to the many injured workers, and to those afflicted with deafness in later years.

## Advance Australia Fair

Two facts about the bridge are essential knowledge for all Kiwis visiting Sydney:

- Those graceful, granite-clad, 89m high pylons at either end are faux. They were never part of the original design. They serve no structural purpose but were added later to allay popular perceptions about the bridge's integrity. Today, the south-eastern pylon contains a museum and tourist centre, as well as providing an excellent lookout and photo platform. The south-western pylon houses traffic control while the northern pylons act as chimneys to vent fumes from the Sydney Harbour Tunnel.
- And, in case anyone feels a tad bored, given the absence of the All Blacks from the Super-14 and the recent performance of the Black Caps, it is worth noting that the 1.5km of the Bradfield Highway that crosses the bridge is still a designated Travelling Stock Route. It is possible to take your herds and flocks across the bridge between midnight and dawn so long as you give advance notice. No Aussie has done so for the past 50 years. It is clear the Aussies need a Kiwi shearer or two to lead the way!



Below: Sydney's Travelling Stock Route.

Right: Bridge rivets — and razor wire.

Image Greg O'Beirne

Below: Captain de Groot rides forth.



# Fine weather, loads of kids and great fishing!

**W**anganui and Dunedin have seen Carters Kids Gone Fishin' events get off to a great start in 2007, with February bringing fine weather, loads of kids and superb fishing.

Carters Kids Gone Fishin' offers kids and their families some quality time together in the great outdoors, and aims to introduce kids to the fun of fishing.

These events are run in association with Police Blue Light, run by Police Youth Education Officers.

Graeme Sinclair, host of the *Carters Gone Fishin'* TV programme, donates his time to take the kids fishing for a day, while Carters helps out by promoting the event, providing funding and prizes, and organising the food, entertainment and transport.

Carters Kids Gone Fishin' hit the deep south on February 18 in the Dunedin Harbour Basin, and was a great success.

It was the first time the event had been held in Dunedin since the nationwide initiative began several years ago. Two hundred kids had a fantastic day with Graeme and the Carters team. Graeme was a great hit with the kids and was thrilled with the day.

Carters Dunedin branch manager Maurice Blair says it was a wonderful family day with a barbecue, activities and even a few salmon caught, the biggest being 6.6kg caught by Abby Rhodes.

Support from Police Blue Light, Carters staff and local businesses contributed to the success of the day, and Carters Dunedin intends to turn this into an annual event for the area.

Wanganui's day of fishing was just as successful, and space along the city's marina was at a premium when Wanganui families took advantage of the glorious weather to "take a kid fishing" on February 25.

This was Carters Wanganui's fifth year running this event with Blue Light for the local kids. Graeme was on hand again to advise how to make the fish look more impressive for the camera, and to give first-timers winning tips to catch a fish. It was a great day for the kids and their families.

For Carters Kids Gone Fishin' events happening in your region see your local Carters branch.



The kids were out in force in Wanganui (above) and Dunedin (below) for the recent Carters Kids Gone Fishin' events.



## Tip 35. Curving plasterboard

### G

IB plasterboard can be curved. Curvature is dependent on the thickness and type of board, and whether the board is applied wet or dry. Sheets must be fixed horizontally to walls.

### Minimum Bending Radii of GIB plasterboard

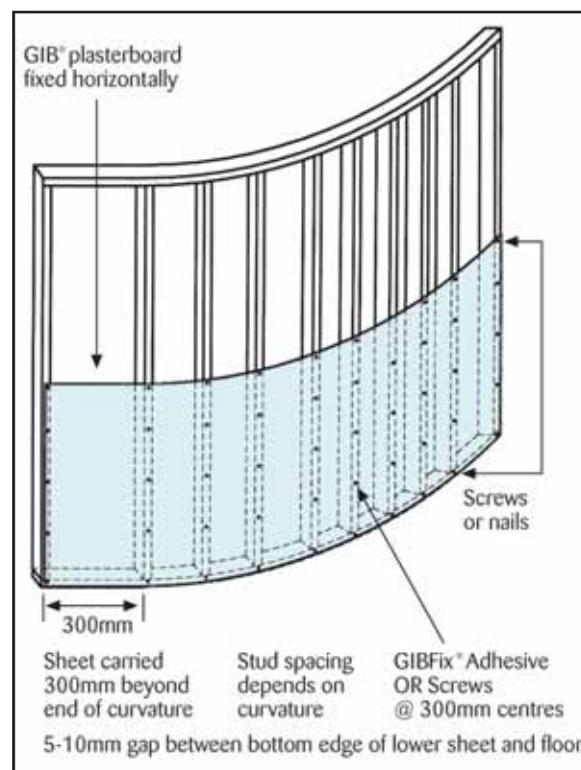
Board Thickness/Type	Minimum Radius (Wet)	Minimum Radius (Dry)
10mm GIB Standard plasterboard	900mm	1200mm
13mm GIB Standard plasterboard	1000mm	1500mm
10mm GIB Ultraline	1000mm	1500mm
13mm GIB Ultraline PLUS		1500mm

### Framing Centres

Wall or Ceiling Radius	Max Stud, Batten or Joist Spacing
900mm - 1200mm	200mm
Over 1200mm - 3000mm	300mm
Over 3000mm	400mm

### Application Method

- 1 Ensure that framing spacings are correct.
- 2 If possible, select board length to allow for one unbroken panel to cover the entire curve with enough extra length to extend 300mm beyond each end.
- 3 Apply water with a paint roller to both sides.
- 4 Allow boards to sit for one hour before application in a flat stack, or allow boards to slump over this period.
- 5 Fix sheets with screws at horizontal joint where board crosses studs and at plate line. Adhesive daubs are preferable to mechanical fastenings within the body of the sheet. Do not place adhesive at sheet edges or under fasteners. This may lead to screw or nail pops.
- 6 If creating an outside curve, begin installation at one end and fasten the sheet as it is wrapped around the curve.
- 7 If creating an inside curve, start fastening the sheet at the centre of the curve and work outwards to the end of the sheet.



# Get Energy Efficient Today!

## Energy Efficiency

The cost of energy is rising; so future-proofing homes against expensive energy consumption makes good sense. Future-proofing your customers' homes means they get more from the energy they pay for. By utilising efficient ways of heating and insulating their homes, you can reduce their long-term energy costs and give them a more energy efficient home for the future.



Here are two Future-Proof Building products that can help deliver better Energy Efficiency for your customers:  
Westinghouse Appliances and  
Pink® Batts® Ultra™

## Pink® Batts® Ultra™

Pink® Batts® Ultra™ wall and ceiling insulation significantly reduces the heat loss in winter and heat gain in summer. 40% of a home's heat is lost through the ceiling, 10% through the floor and 25% through the walls, but Pink® Batts® Ultra™ can heavily reduce this loss. Pink® Batts® Ultra™ has significantly higher R-values (that measure the resistance to energy flow) than the building code recommends, which means greater insulation and a more comfortable home for your customers.

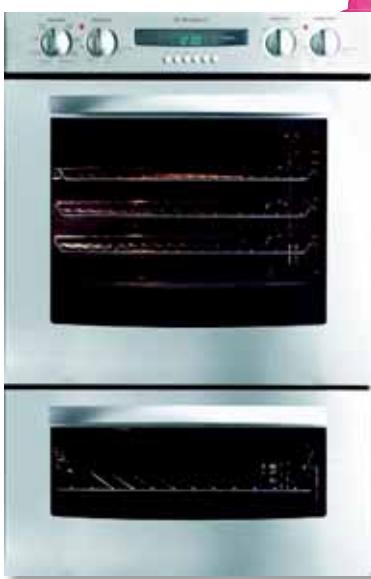


## Westinghouse Appliances

When it comes to energy efficient home appliances, the Westinghouse range includes many products that deliver on reducing a home's energy cost. Dishwashers with an economy wash program, energy efficient fridges with holiday mode, and freestanding multi-function ovens with heat retaining triple-layered glass, all offer your customers more energy efficient options. By limiting the amount of energy a home uses, you reduce the energy cost your customers pay.



Westinghouse



For more information about becoming a Future-Proof Builder, including getting some information for your customers, call 0508 FUTURE, log on to [www.fpb.co.nz](http://www.fpb.co.nz), or talk to your Carters representative. PLUS Text FPB with your name and your company name to 3320

**and go in the draw to win \$2000 worth of Westinghouse kitchen appliance vouchers.**



FUTURE-PROOF BUILDING

Text cost \$0.20c each, please check with the bill payer first. Enter as many times as you like. For more information call Carters on 0800 CARTERS. Competition closes 31 March 2007, 23.59 NZ time. Winner will be contacted by phone in April, and arrangements will be made for despatching voucher. Prize is non-transferable.

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