

NEW ZEALAND

AUGUST 2007  
VOL 17 NO 7



# Building 'movable' three-storey houses!

Innovative RMB thinking to the fore again

- LBP rules announced
- Regional House of the Year results
- Health & Safety initiatives
- Winstone Wallboards celebrates 80th anniversary



**We're back online!**

See page 38 for details and how you can win an Alco Products ladder!

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

# inside **this** issue

## RMBF News 4-14

Health & Safety initiatives, House of the Year regional events

## Industry News 14-23

LBP rules announced, Auckland tank farm developments, Winstones turns 80

## Profiles 24-25

Aluminium Systems Ltd, Tray-dec (NZ) Ltd

## Vehicles 26-27

Ford's latest and greatest

## Interiors Part 2 28-32

Another look at Interior products

## Product News 34

Alco Products' new 12-year ladder guarantee

## BCITO News 35

Workplace assessor training programme developed

## Columnists 36-37

BIA and BRANZ liability in leaky building decision, Kawau's Cornish Pumphouse

## Builders Tips 39

Ceiling installation

# building today

Registered master builders are an innovative lot. To see an example of this you need look no further than this issue where we feature long-standing Tauranga member Shannon Moyle who is building a "movable" 880 sq m, three-level home — complete with seven-car garage, internal elevator and a swimming pool on the top floor!

The whole house is built on concrete teflon skids, allowing it to be moved within 14 days if necessary due to its location in a "Coastal Hazard Zone".

Read more about this impressive engineering feature on page 12.

The excitement is building for this year's House of the Year competition as more and more Association gala dinners take place around the country.

We have a full round-up of the latest batch of events, and a whole lot more besides.

**Andrew Darlington**  
Editor



## cover story 12

**Check out our revamped web site: [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)**

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

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



Want to get your business connected **ASAP**?

SAATCHI TBS00788

## Telecom's Business Connect



**Mobile**  
Flexi Business



**Broadband**  
Broadband Go



**Landline**  
BusinessTime

**All the right connections,  
all in the one go.**

Starts from

**\$125.46**

per month excl. GST.

Combined plan monthly access fees and Flexi Business minimum monthly spend

If you're setting up a business you'll have loads on your plate already. So, we thought we'd make things easier by putting together Telecom Business Connect services. What that means is you get to choose everything you'll need to get connected from our **landline, mobile** and **broadband** plans. And best of all, you'll get all three plans, all in the one go and all on the one bill. So it's easier than ever to get your communication needs sorted.

Telecom Business Connect services. Why not keep things simple by calling **0800 110 020** today?

**CONNECTING  
NEW ZEALANDERS**

Find out more about Telecom Business Connect services by contacting:

**0800 110 020 | [telecom.co.nz/businessconnect](http://telecom.co.nz/businessconnect) | Telecom store or dealer**

**Telecom**

Telecom and Xtra Broadband terms, conditions and credit criteria apply. Selected plan terms and conditions also apply. Usage, calling and data charges apply under your selected plans and are in addition to your monthly access fees and Flexi Business minimum monthly spend. 12-month Broadband and 24-month Flexi Business term contracts apply. Early disconnection fees will apply if these contracts are terminated early.

# chief's chat

by ceo pieter burghout

## Working with politicians — 'May you live in interesting times!'

One of the three core strategies for the RMBF is being "the Industry Champion" — in other words, being the voice of the construction industry and helping ensure we create the right regulatory framework for the industry to operate and thrive in.

While we focus a lot on our membership advantage and brand strength strategies, in fact (well, in my view at least) the Industry Champion strategy is the one that delivers the best value for our members and for the industry overall.

### Regulatory reform

This is especially so when there's as much regulatory reform going on as there is at present — licensing, building code review, building consent authority accreditation and product certification being just some of the subjects we've been working on in recent times.

Our Industry Champion work programme means we have to work extremely closely with all parts of the Government and Parliament, including Ministers of Cabinet and MPs in Government/associated with Government, Opposition MPs and Government Departments.

It's not necessarily always an easy process, especially when not everyone in Wellington (because that's where most of the Government sector is based) understands the construction industry quite the same as we do.

We do spend a bit of time talking to the powers that be about how things actually really work in the industry, which can be difficult at times.

The process of advocating for the outcomes you are trying to achieve (the Americans call it lobbying) is not



just a simple process of thumping the table all the time on every issue and saying at the top of your voice what you want.

You need to have the right facts, the right analysis, the right thinking behind your outcomes and the right way of presenting your case. You need to have good relationships with the decision makers as well as the policy shapers.

You need to be even-handed, across both those in Government and those outside of it. You need to be forever courageous in pushing your message, even when sometimes it seems as if you are banging your head against a brick wall.

And you need to know when to deal with issues slowly but surely, and when to really step up and hang tough because the issue is that important to the industry.

### Election mode

And perhaps the real fun is when the system goes into election mode because that's when logic sometimes goes out the window and decisions get made for all sorts of interesting reasons, many of which we wouldn't have a clue about.

Most of the time election mode starts about nine months out from the election, but we're already in election mode for 2008, even though it's still many months away. And that means the political process gets skewed sometimes in ways we wouldn't prefer.

For example, take the licensing and DIY issue. In 2004 the Labour Government passed the Building Act. There were strong messages at the time from the Prime Minister down about needing to fix quality issues right across the industry and promising building practitioner licensing for key parts of the building process to ensure that fix happened in reality.

That included, for example, the requirement that building work related to the structural integrity of a building would need to be done or supervised by a licensed building practitioner (LBP).

We have had a parade of Ministers since 2004 (five at last count) reinforce that message, and tell us that licensing was going to happen as per the Act. Generally speaking, the last Minister in that line, Clayton Cosgrove, has been a good Minister since he's been in the portfolio, making the effort to get around the industry and listening well.

### 'Having a cup of tea'

But, all of a sudden, just when the finishing line is in sight for the implementation of licensing (from November 2007 on an optional basis), we have seen the Minister think about "having a cup of tea" (to borrow the phrase from David Lange's day) around the impact of licensing on DIY owner-builders.

While we thought we had had this debate back in 2004 around the Act, and when we thought we had agreed a measure of compromise on this issue last year, it gets pretty hard when things go off on an unexpected tangent.

The first key point of this editorial (yes, it took me a while to get to it!) is that this is sometimes just how the political process goes, as frustrating as it gets from time to time. And we have to sometimes expect that "cup of tea", and deal with it as best we can.

However, when it comes to the DIY licensing issue it's clear this is an issue we can't compromise on, at least not to the extent that some might be seeking. We have consistently said to the Government that we would be happy to look at how "true-blue" DIYers (owner-builders) could be exempted from licensing (about 2% of the market, at our guess) but it would just be impossible for us to accept any exemption to include rogue builders masquerading as DIYers.

*Continued page 5*

# Region's top apprentice spoilt for choice

**B**eing inundated with job offers from top construction companies was just one of the bonuses Michael Johnson enjoyed after winning the Registered Master Builders Carters 2006 Apprentice of the Year in the Central North Island region.

After taking out the title and completing his building apprenticeship last year, Michael finished building his own house in Palmerston North, with help from his boss Eric Hansen.

"Eric helped out with all the processes of building a house. He was really supportive and even allowed me to have some time off work to complete the job," Michael says.

Once his new house was completed, Michael and his employer thought it was time for the next challenge, and decided he would benefit from gaining wider experience in the construction industry. So his employer set about spreading the word that the 23-

year-old was looking to broaden his horizons.

Potential employers jumped at the chance to have the talented young builder on their team, and Michael suddenly found himself overwhelmed with options.

## Huge number of job offers

"I had a huge number of job offers after I finished my apprenticeship, offering really good money. The hardest thing was having to choose which opportunity to take. They were all so good!" he says.

Among them was an opportunity for Michael to take on a new role as a foreman in Mr Hansen's restructured company, Celk Developments. The young apprentice chose to stay with Hansen and his team, and says he's really enjoying the challenges the new role presents, and that the experience will hold him in good stead for achieving the goal of one day running his own business.

"Eventually I'd like to run my own company. But first of all I want to get experience in other areas of building,

such as the commercial and structural side of things.

This means I can understand and do everything myself and won't have to turn customers down," he says.

"Having that wide industry knowledge and experience will be really useful."

Michael received a range of prizes for winning the Central North Island Apprentice of the Year title.

But he reckons the prizes were merely a bonus on top of the overall benefits of taking part in the competition.

So does Michael have any advice for this year's entrants?

"Go into the competition with an attitude to win. Don't settle for what people just tell you to do, it pays to go the extra mile. Adding an extra touch gives you the best shot at being successful."

Entries in the 2007 competition closed last month. For more information visit [www.bcito.org.nz](http://www.bcito.org.nz) or [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz).

## 'May you live in interesting times'

*From page 4*

That would completely undermine the integrity of the licensing scheme and New Zealanders don't want that to happen. Survey work we commissioned from Colmar Brunton shows 96% of Kiwis believe that building new homes should be overseen by industry professionals, and it's been well proven overseas that a poorly designed DIY exemption stuffs up licensing altogether.

And so the second key point of this editorial is that the DIY issue is a "do or die" issue for the RMBF. It's one of those issues where we will thump the table if we need to and take it right to the end because it's that important to us.

If the Government is going to go down the path of a half-baked licensing scheme by having a too open-ended DIY exemption, then we would prefer not to have licensing at all.

It will be very interesting to see where this issue gets to but, rest assured, we will be pushing our message for as long and as hard as we need to.

We are certainly hoping the Government is listening on this one because it's our one shot to get it right — and get it right is exactly what we want to do. It's fair to say that right now, the Industry Champion is living "in interesting times".

### RMBF Head Office: PO Box 1796, Wellington

Ph: 04 385 8999 Fax: 04 385 8995 Helpline: 0800 269 119

[www.masterbuilder.org.nz](http://www.masterbuilder.org.nz)

### Registered Master Builders Association Managers:

Ashburton: Nigel Smith 027 220 1377  
Auckland: Sally Mehrtens 09 302 2894  
Canterbury: Raylene Innes 03 357 9469  
Gisborne: Katrina Duncan 06 863 3678  
Gore: Jacque Lloyd 03 208 9240  
Hawke's Bay: Liliias McMinn-Collard 06 876 8327

Manawatu: Donna Dowsey 06 353 1992  
Marlborough: Richard Morriss 03 577 6638  
Nelson: Karen Lane 021 749 091  
Otago: Rowan Howie 03 455 5165  
Rotorua: Jacki Parr 07 332 3625  
South Canterbury: Trish Harris 03 684 5005

Southland: Jenny Pascoe 0274 328 065  
Taranaki: David Fabish 027 448 1216  
Taupo: Graeme Price 07 378 4463  
Tauranga: Lani Christensen 07 577 0628  
Waikato: Colleen Walker 07 853 7012  
Wairarapa: Pip Dalglish 06 378 8008

Wanganui: Anglea Campbell 06 349 1919  
Wellington: Gerald Rixon 04 381 2850  
Westland: Helene Kahl 03 755 7799  
Whakatane: Martin Hygemann 021 188 6522

### RMBF Regional Service Team:

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

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

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

# Registered Master Builders take a big (safe) leap forward in Health and Safety

By RMBF president

Ashley Hartley

The Registered Master Builders Federation has set up a Health and Safety working group with a view to coordinating work already being done by various groups in this field and provide clearer guidance to members.

Ultimately, the aim is to further improve workplace practises and bring down the injury accident rate that continues to haunt the construction industry.

The residential, self-employed sector is one that has been slow to pick up on the provisions of the Health and Safety in Employment Act, and a focus will be made in this area.

In an attempt to get a wide cross section of the industry covered, the group set up for the inaugural meeting that we held in June was as follows:

- Ashley Hartley (Chair),
- Peter Mayow, Fletcher Construction Ltd,
- David Fabish, David Fabish Ltd,
- David Baker, Amalgamated Builders,
- Darrell Trigg, Darrell Trigg Builder Ltd,
- Simon Barber, JD Barber Construction Ltd,
- Ian Shepherd, BCITO business development manager,
- Neil Shaw, RMBF in-house counsel,
- Peter Philipsen, RMBF regional service manager, and
- Pieter Burghout, CEO, RMBF.

To set the scene as to what's happening across the construction sector, updates were received from the following organisations:

## ACC

Workplace Programmes manager Caroline Jonsson and construction industry programme manager Chris Swanson gave the group a good overview of ACC's approach to working with industry around accident reduction, including incentivising improved behaviours. They offered to continue to work collaboratively with the RMBF.

## Department of Labour

National support services manager Irene Keane gave an overview of the strategic approach the department was taking to H&S. Some information was shared



around their proposed enforcement approach, and they also intend to continue to work with industry and the RMBF on reviewing and rationalising codes of practice.

## Site Safe

Iris Clanachan told the group where Site Safe is at, and shared some of the positive results being achieved. The big gains have largely been in the commercial sector, and Site Safe recognises the need to work more closely with the residential sector to get better results.

Site Safe and the RMBF have discussed opportunities around a closer strategic relationship, with the main early opportunity being the development of a residential H&S strategy for RMBF members.

## RMBF

The RMBF's strategic objectives in the H&S area centre around:

- the Federation's role, given the current roles of ACC, Department of Labour and Site Safe — ie, how we can best add value for our members,
- what the RMBF's initial priorities should be, and
- how the RMBF best responds to policy issues (eg, ACC changes, Codes of Practices, definition of serious harm, and scaffolding requirement).

## Moving forward

The RMBF will seek agreement on initial key priorities and action as necessary, as follows:

- **Department of Labour:** Codes of Practice — get a listing of these, assess the status of them and initiate prioritised reviews where appropriate.
- **BCITO:** Integration — the RMBF should continue to advocate integration across qualifications, unit standards and associated training.
- **ACC:** WSD programme — the RMBF should continue to advocate merits of participating in the WSD programme to members.
- **Site Safe:** Communication — the RMBF should consider continuing to channel relevant information to members.
- **Strategy:** The RMBF should work with Site Safe to improve the range of products and services offered to the industry.

## RMBF:

1 To develop/adopt a simplified H&S system for promotion to members. Advocate to ensure Site Safe passports are recognised as CPD-rated training for licensing renewal purposes.

2 To promote "best practice" value of members being associated with Site Safe and its programmes (including the fact that RMBF members get a good percentage discount on Site Safe membership fees).

3 To work with Site Safe around a review of its residential programme, and advocate it accordingly to members.

4 To look to clarify "H&S best practice" levels for members.

5 To continue to engage in relevant policy issues (ACC, Department of Labour and others) which would otherwise have a material impact on the construction industry.

Overall, the RMBF H&S working group recognised the merit of the RMBF taking a leadership role in the Health and Safety area, alongside (but not instead of) Site Safe.

We will work collaboratively with Site Safe to achieve positive outcomes for members and the industry as a whole, and continue to advocate improved policy outcomes in the H&S area.

It is intended to continue to use this grouping of RMBF members for further input into the H&S area.

Watch this space!



# East Auckland RMBs square off with local suppliers for charity

**T**he Registered Master Builders Auckland East branch recently held its successful mid-winter meeting with Geoff Thomas, of fishing and hunting fame, as guest MC.

The evening was attended by around 140 people, including partners, and had fantastic support from

sponsors, in particular PlaceMakers Pakuranga.

One of the main events of the night was a "build the play house" competition where suppliers went head-to-head with builders. The play houses were then auctioned off, with \$1305 going to the South Auckland Hospice.

Despite giving the suppliers a two-minute head start, the builders raced ahead and won. The builders also showed their skills in winning the Hitachi Drill Off competition.

Pauline Tanner, representing the

Hospice, said it was absolutely great and that she thoroughly enjoyed the night.

"It's a pleasure to represent the South Auckland Hospice which provides palliative care to the south and south-east community, and to be with these great people who help us fund raise," she said.

Registered master builder Marty van der Burg was guest speaker on his Habitat for Humanity exploits in Ethiopia, and attendees also donated approximately \$740 for this good cause.

Ross Faulkner, representing the ARMBA Board, updated everyone on the Apprentice of the Year competition and other current Master Builders issues.



Registered master builders ply their trade in the "Build the Play House" competition.



Geoff Thomas announces the "Drill Off" competition.

## Construction industry consents remain firm through June

**N**ew housing consents for June 2007 showed a significant increase of 29% on June 2006 — the highest monthly total since March 2005.

Of the 2574 consents authorised in June 2007, 561 were for new apartments. The largest regional increases were recorded in Auckland, Wellington and Waikato.

Statistics New Zealand's report showed the value of June 2007 consents was \$692 million, a significant increase on the \$564 million for this time last year.

"This is in keeping with the recent trend of increasing value of residential properties being built," according

to Registered Master Builders Federation chief executive Pieter Burghout.

Total year to date residential consents are sitting at 26,538 for the 12 months to June 2006, up from the 25,563 consents recorded for the previous June year.

Non-residential buildings for June 2007 showed a 7% decrease of \$31 million on June 2006. Hotels and other short-term accommodation showed the biggest drop, although there were increases in shops, restaurants and taverns.

Taken as a whole, the June 2007 consent numbers reflect a firming of the construction market, which is

positive for the industry.

"As mentioned by the Prime Minister recently, it's important we keep the levels of new housing supply at a reasonably high level given the positive effect this has on housing affordability," Mr Burghout says.

"We're hoping the Reserve Bank Governor's recent lift in interest rates has sufficiently dampened the real estate market without unduly compromising the strength and performance of the construction market," he says.

"We will have to wait a few months to see whether or not the consents data available in August/September shows that to be the case."

# Regional events attract best

**T**he 2007 Registered Master Builders House of the Year and RMB Commercial Project Awards gala dinners are currently taking place around the country.

Always highly enjoyable occasions, the awards celebrate and acknowledge the achievements of the best in the business.

Made possible by principal sponsor PlaceMakers and a national sponsor family, another nine local awards ceremonies took place in Waikato, Rotorua, Whakatane, Taupo, Nelson, Westland, Canterbury, South Canterbury and the Southern Region at the time of printing.

Each gala evening attracted a great turnout from local builders, home owners and key industry players.

The PlaceMakers Supreme Award/House of the Year and RMB Commercial Project of the Year winners for each Association are:

## Waikato:

PlaceMakers Supreme Award and House of the Year: Broadway Construction Company Ltd; New Homes \$600,000 - \$1 million

RMB Commercial Project of the Year: Stanley Construction Ltd & Fletcher Construction (Joint Venture) for the New World supermarket in Hamilton

## Rotorua:

PlaceMakers Supreme Award and House of the Year:

Glencoe Construction Ltd; New Homes \$450,000 - \$600,000

## Whakatane:

PlaceMakers Supreme Award and House of the Year: Glencoe Construction Ltd; New Homes \$250,000 - \$350,000

## Taupo:

PlaceMakers Supreme Award and House of the Year: Haines Building Ltd; New Homes over \$1 million

## Nelson:

PlaceMakers Supreme Award and House of the Year: Trubet Holdings Ltd; New Homes \$600,000 - \$1 million

RMB Commercial Project of the Year: Kidson Construction Ltd for the Woollaston Winery.

## Westland:

PlaceMakers Supreme Award and House of the Year: Lilly Builders Ltd; New Homes \$450,000 - \$600,000

RMB Commercial Project of the Year: Chris Yeats Builders Ltd for "Hukawai" the Glacier Centre in Franz Josef.

## Canterbury:

PlaceMakers Supreme Award and House of the Year: Clive Barrington Construction Ltd; PlaceMakers Renovation Award over \$500,000

RMB Commercial Project of the Year: Mainzeal Property & Construction Ltd for the Burwood Hospital Surgical Services Unit.

## South Canterbury:

PlaceMakers Supreme Award and House of the Year: O'Connell Construction SC Ltd; PlaceMakers Renovation Award up to \$250,000

## Southern Region:

PlaceMakers Supreme Award and House of the Year: J J Oskam; New Homes over \$1 million

RMB Commercial Project of the Year: Calder Stewart Construction Ltd for the ILT Velodrome in Invercargill.

Congratulations go to all these winners and Gold, Silver and Bronze and Category Award winners.



*Above: Waikato RMB Commercial Project of the Year winner, the New World supermarket in Hamilton, by Stanley Construction Ltd and Fletcher Construction (joint venture).*



*Above: The Southern Region PlaceMakers Supreme Award/House of the Year winning property by J J Oskam.*

*Right (from left): Alistair Rance (PlaceMakers Invercargill) with winning Southern Region builder John Oskam and his wife Michele, and the home owners.*





# : in the business



Above: The winning team from Trubet Holdings Ltd in Nelson.

Right: The Canterbury PlaceMakers Supreme Award/ House of the Year winning property by Clive Barrington Construction Ltd.



## New RMBF member scoops silver at Waikato House of the Year

Just one year after becoming a registered master builder, Daniel Davies of Davies Construction Service in Te Awamutu took out two Silver Awards in the Waikato Registered Master Builders 2007 House of the Year and RMB Commercial Projects Awards.

The properties were in the \$250,000-\$350,000 and \$350,000-\$450,000 categories respectively.

Mr Davies has been in business for seven years, and employs eight staff. He came across to the RMBF from Certified Builders a year ago, and has been really impressed with the organisation's professionalism, particularly the time taken by the Waikato Association to assess the quality of his workmanship.

"They came and spent half a day with me, looking at my building work to make sure I knew my stuff," he says.

Quality workmanship is obviously at the top of his list of priorities. He takes pride in being able to call himself a registered master builder, and is rapt that the

organisation takes an interest in him and his progress.

"The House of the Year competition is a big drawcard to being a registered master builder. We were really stoked with our awards — we didn't expect that in our first year! The home owners were really happy too, and it was great to have them with us at the event. It was an awesome night and a good opportunity to catch up with other people in the industry."

Mr Davies has also recently purchased a commercial building in Te Awamutu to operate from. This way he'll be able to spend quality time discussing his clients' needs before taking them to see show homes.

The advantages to Mr Davies being a registered master builder are already very clear to him. He's looking forward to using the House of the Year quality marks to lend weight to his already successful business.

"I've got a couple of projects on the go at the moment that I've got lined up for next year's awards." And this time he's eyeing gold!

## Tales from Waikato



Tom Hodgson

By all accounts the Waikato Awards dinner was a fabulously fun night. Kerre Woodham entertained the crowd in the role of MC and the award-winning

builders celebrated their successes, but it was 85-year-old Tom Hodgson, a former builder and Life Member of the Waikato Registered Master Builders Association, who charmed the crowd.

Tom, who some describe as a "local celebrity" and "sharp as a tack", was asked by the association to present the Life Members Award for Workmanship at the awards ceremony.

In doing so Tom regaled the crowd with stories of his on and off-site antics over the years. He announced that he was wearing a suit that he and his wife bought for £8 in Melbourne 55 years ago, and it still fitted him perfectly!

After presenting the award, an obelisk made of seven types of native New Zealand timber, to Rob van Weerd Construction, Tom went on to thoroughly enjoy the remainder of the evening by dancing with just about every woman in the room.

Tom was one of the first builders to become a registered master builder. He joined in 1950 after returning from his service in World War II and spending two years rehabilitating and training.

Based in Hamilton he built four residential homes before moving into construction in the commercial sector.

Trading under his own company T G Hodgson Ltd, Tom and his team built many commercial properties, including the Firth Industries offices in Te Rapa and Forlongs Furnishings of Frankton.

In his time Tom trained several apprentices. Steve Brackenridge, an award-winning builder himself and the president of the Auckland Registered Master Builders Association, was an apprentice to Tom.

In 1962 Tom retired and has maintained a keen interest in developments in the construction industry. He has eight grandchildren and is a great granddad to one.

Tom and his wife are about to depart for a month-long holiday in Hawaii, their favourite holiday destination which they visit every year.

# Award-winning community living



**P**araparaumu-based Cox & Sweetman Builders knows just what it takes to build top quality homes for the elderly and retired community.

Its entry in last year's Registered Master Builders PlaceMakers House of the Year won the Housing New Zealand Community Development Award.

The three-unit property for Metlifecare Coastal Villas, located in the heart of the Kapiti Coast, was designed by Peter Davis Architecture. Great care was taken to ensure the units blended in with the surrounding retirement community village.

The villas are for those who want to enjoy their retirement in a community environment by the coast, away from the bustle of the city, but who also want to live privately and independently in a home of their own.

Considerable care was taken to ensure the comfort and the needs of people who were moving from their

family home into a different type of accommodation were met.

The competition judges were extremely impressed with the builders' workmanship. "These well-built units are a credit to the high standards maintained by Metlifecare in its focus on offering the elderly superior accommodation and lifestyle."

Cox & Sweetman Builders' workmanship and concern for their clients is admirable. "Each villa has a single garage, two bedrooms (one large, one small) and a well-fitted-out and finished bathroom, with a support rail in the shower and separate toilet.

The design makes the most of natural light, which has been innovatively addressed with the use of skylights in the living and bathroom areas.

The north-facing living-dining area is spacious and warm, and has a faceted ceiling feature which raises the room's height. All windows have been fitted with acoustic hush glass, and heating/air-conditioning is

provided by a heat pump system. Storage is generous and includes a pull-down set of steps leading into a large attic area above the single garage built into each unit.

Emergency call buttons have been installed and offer the reassurance that help is not far away should it be needed. Every detail has been taken into consideration, down to the electric switch-plates which are larger than normal to cater for arthritic fingers.

The resort-style village has a Mediterranean look, and the villa exterior is plastered brick veneer except for a weatherboard feature wall at the entry.

The roof has coloured metal tiles and the whole exterior has been set off by the addition of a louvred pergola following the line of the roof. This provides a private shaded outdoor sitting area which is enclosed by a trellis fence.

Cox & Sweetman has built award-winning homes for those ready to enjoy their golden years.



# Grand home captures the dream

**B**uilders often say that capturing the client's dream is the key to success in building. But for Auckland builders Nigel and Jackie Benton, of NM and JN Benton Ltd, capturing their very own dream was the key to success in winning the Nulook Builder's Own Home Award in the Registered Master Builders PlaceMakers 2006 House of the Year.

Having taken out the same national title in 2003, Nigel and Jackie this time set out to capture their dream of a grand home with impressive road appeal.

Inspired by grand homes of the southern states in America, and well suited to the history of grand old homes in Mt Eden, this double-storey, white-washed brick home features a copper shingle roof and substantial wrap-around verandas with timber balustrading.

An impressive circular driveway leads to oversized double front entry doors and into a grand entry, which features an elegant chandelier above a sweeping staircase.

The central staircase leads to the stunning Wenge timber library and three bedrooms on the first floor. On the ground floor, formal rooms comprise the western side of the property, flowing through to the large family room and well-designed tiled kitchen featuring a traditional butler's pantry for discreet food preparation.

A corridor down the eastern side of the house connects to a study, fourth bedroom, gymnasium, sauna and a bathroom.

The master bedroom lies in the south-west corner of the property. It has a large walk-in wardrobe and an elegant tiled ensuite with two magnificent wash basins set on a stone bench top.

The inset bath fills from a single free standing spout, while the shower enclosure is finished with mosaic tiles and has two shower units.

Jackie appreciates the distinctive style of their house.

"The majority of homes are becoming more minimalist and contemporary, whereas we have swung completely in the other direction, back to a classic, traditional style with traditional materials," she says.

"We have had many people stopping to comment, and the house has created a huge amount of interest in our neighbourhood."

Nigel's attention to detail was instilled at an early age, and is a key attribute of NM and JN Benton Ltd and the building projects it undertakes.

"I was told as an apprentice that if you wouldn't accept it in your own home, do it again," he says.



A lift provides access to the first floor library from behind the grand staircase and also, very importantly, descends to a wine cellar otherwise entered only through a floor hatch and down a timber wall ladder.

Building in this central Auckland suburb was a challenge, and digging out a wine cellar and swimming pool was a massive exercise given the volcanic rock on the site.

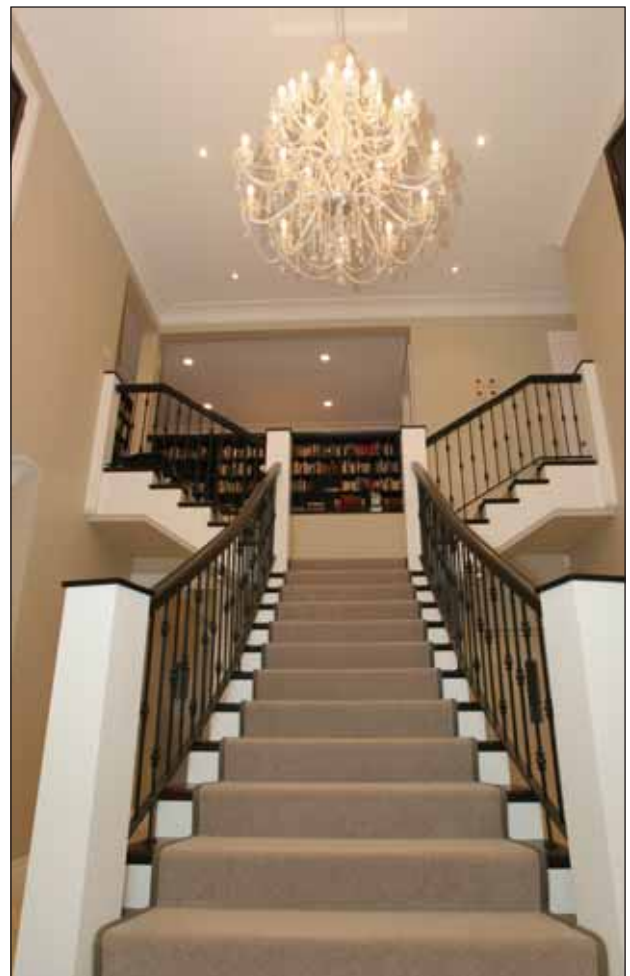
An important landscaping aspect included designing the house around mature native trees which add to the charm of the property, while a fountain, pool and outdoor fireplace maximise exterior appeal.

Nigel says they entered the House of the Year competition "to help with our company profile — and to win", while Jackie says it's good to have their building skills judged against other top New Zealand builders.

Competition judges were impressed by the quality of workmanship and the careful planning that had gone into the building of this property.

"The workmanship truly is as exceptional as one would expect for a builder's own home."

Nigel and Jackie say that winning the Nulook Builder's Own Home Award has benefited everyone associated with the building of this home, including architects,



subcontractors, suppliers, builders and associated companies.

"Everyone feels very proud to have been part of this winning team and to have worked on constructing this impressive house," Nigel says.



# Moyle Construction gets 'in the zone'

Climate change is a hot topic around the world at the moment, with one of the effects of climate change being the erosion of our coastline.

Current laws state that if you want to build a new home on a coastal property in the "Coastal Hazard Zone", your house must be movable (this does not apply to alterations on existing homes within the "zone").

Naturally, the law is there to protect home owners in the future but, unfortunately, it doesn't extend to advising engineers, architects and builders just how to create a movable house.

However, a long-standing RMBF member, Shannon Moyle and his team from Moyle Construction in Mt Maunganui, is in the midst of discovering just how it can be done.

This 880 sq m home has three levels, a seven-car garage, an internal elevator and, just to make it interesting, a swimming pool on the top floor.

The ground floor is constructed of pre-stressed concrete, and the first and second floors are steel and timber. The steel structure wouldn't look out of place in a commercial building, but the trick is to ensure that the finished building is light enough to actually move if required.

So how does it move? The entire home is built on top



of teflon skids. Made from concrete with Teflon liners, four of these 800mm wide skids run from the front to the rear of the property.

Underneath each of these skids are approximately 130 timber piles at 1200mm centres, driven between 3.6m and 6m deep.

Should the house need to be moved, four two tonne

jacks would be placed between buttresses at the seaward end of the property and the whole operation would take 14 working days to complete. This includes removal of the entry ramp and a section of the garage.

Local engineers MCH Ltd are the brains behind the design which includes full methodology to dismantle and move in the required council time frame (14 days). This has been very well thought out by all involved.

One of the major challenges in the design and construction of this home is to ensure the services, including plumbing, electricity, gas, sewerage, drainage and the elevator pit, are all in a perfectly straight line in preparation for the house being moved. Therefore, the entire area beneath the ground floor is accessible.

Also, because the pool is on the top floor, the residual movement of 30 tonnes of water in relation to any seismic activity magnifies the stress on the two floors below. To combat this, the house has a 20mm control joint running right through it from one side to the other.

The innovation of engineering on this project has meant an extremely close working relationship between the council, the architect, engineer and builders to ensure acceptable solutions, a lot of which they've never seen before.

This type of project is a first for Shannon and his team at Moyle Construction. There will, no doubt, be a lot of registered master builders looking forward to seeing the end result!





# IT'S ABOUT TIME STRONGER SAFER

CANBRACE SAVES **TIME** AND **CONSTRUCTION COSTS**

Be part of a unique innovation in building construction,  
**Canbrace** future-proof bracing. **Canbrace** is a unique and  
proudly New Zealand designed bracing system that arrives  
on site in its own frames. This saves time and construction  
costs while enhancing the value of your home.

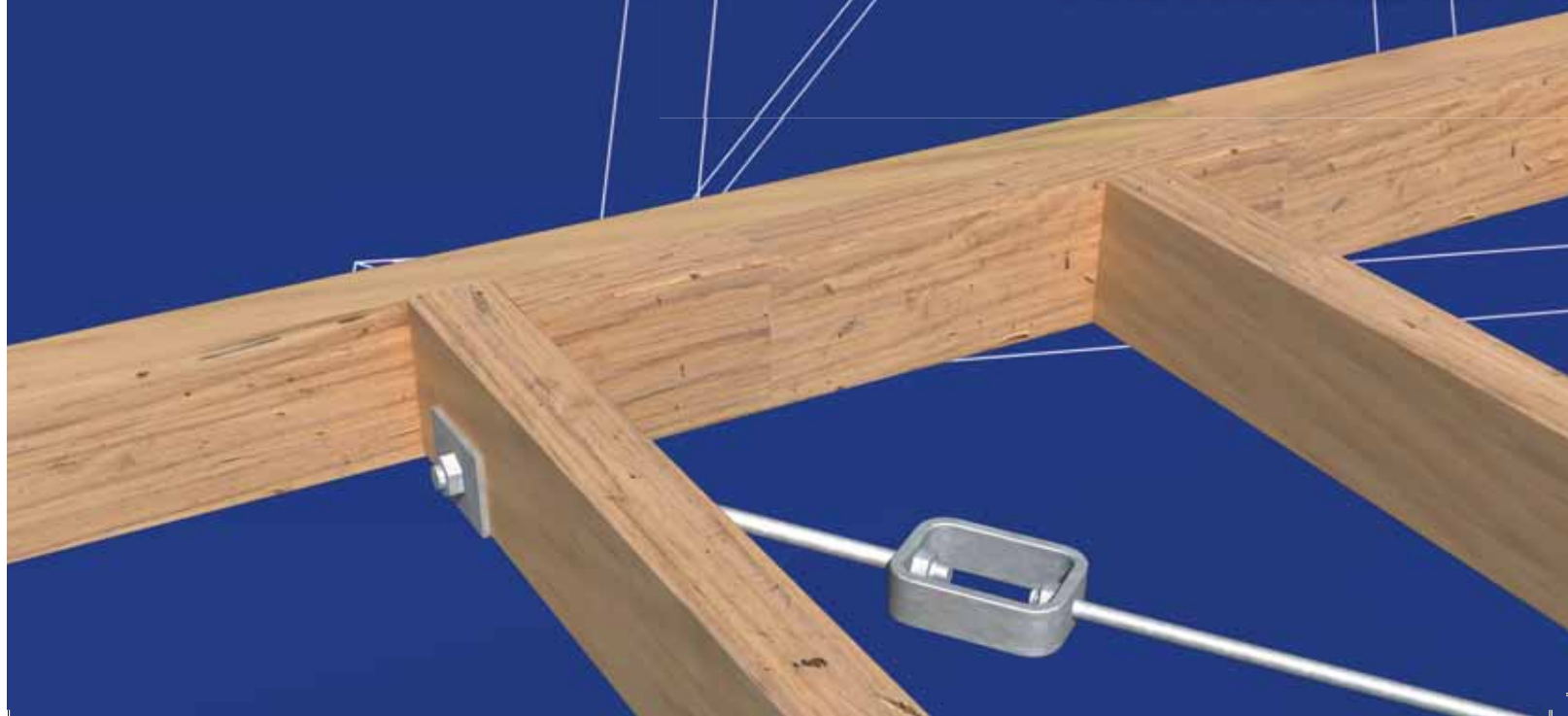
Talk to your architect about how you can benefit  
from specifying **Canbrace**.

110 RIMU ROAD (UNIT 4) PARAPARAUMU

PO BOX 2056 RAUMATI BEACH NEW ZEALAND

T: 04 904 4182 F: 04 904 4184 E: [INFO@CANBRACE.COM](mailto:INFO@CANBRACE.COM)

**[WWW.CANBRACE.COM](http://WWW.CANBRACE.COM)**





# Nailing it Home

News for Registered Master Builders  
Issue #, August 2007

Member  
Login

HOY

AOY

Building  
Today

**Employment seminar - Coming your way!**  
RMBF and the Employers and Manufacturers Association have started on a national seminar series on employment designed specifically to suit the employer...

**BuildersCV**  
RMBF has developed an online service that allows our members, their employees, and contractors to build and maintain an up-to-date BuildersCV.

**Complimentary Members' Breakfast**  
A national circuit of builder breakfasts entitled '**Cold Calling**' involving Master Builders and APL is to be held from late June.

**Standards NZ on-line service**  
This service provides RMBF members with access to a library of all New Zealand building and construction Standards at an exclusive annual subscription rate.

**Home Energy Rating Scheme Update (HERS)**  
June HERS' update newsletter is now available. To view their newsletter: [click here](#)

**Smarter Homes**  
Smarter Homes - a new government-sponsored website, [www.smarterhomes.org.nz](http://www.smarterhomes.org.nz) has been launched on June 21. The website provides reliable, independent information about how to design, build and renovate homes...

**Bridgecorp and building contractors**  
The Bridgecorp collapse continues to dominate the news in regard to investors, and particularly small investors. However, nothing has been reported so far about what effect the Bridgecorp collapse has had or might have on construction businesses...

**Avis Offer - One Free Day with Avis**  
Rent with Avis for 5 days or more and get one of those days free...[Click here](#) for more details.

**NZGBC July newsletter - FUTURES**  
To view the latest edition of FUTURES - drilling down on the Building Value Chain: [click here](#)

## Benefits



Building Excellence For Over 100 Years

This is a reproduction of RMBF's electronic newsletter to members.  
Go to your online copy for access to all the information!



# Sika Boom®

Fill up to 50% more space than other expanding foams



- Sika Boom® has a yield **up to 50% higher** than other expanding foams.
- Multiposition can – Sika Boom® is the only expanding foam that **works no matter what the angle** of the can. Hard to reach spaces are no longer hard to fill.

Now available from your building supply store.



Phone **0800 SIKA NZ** (0800 745 269) [www.sika.co.nz](http://www.sika.co.nz)



Available in  
250ml, 500ml  
and 750ml cans

Also available, Sika Boom®-G  
(gun grade), Sika Boom®-FR  
(fire rated), Sika Boom®-Cleaner  
and application gun.

250ml	500ml	750ml
13 litres ± 2L	26 litres ± 3L	39 litres ± 3L

750ml	750ml
48 litres ± 3L	55 litres ± 3L

# Rules announced for building :

**B**uilding and Construction Minister Clayton Cosgrove recently announced the rules for the licensing of building practitioners, a new regime aimed at raising building quality standards and ensuring people working in the sector are competent and accountable.

The announcement marks the completion of formal rules for the Licensed Building Practitioner (LBP) scheme that starts being rolled out, initially on a voluntary basis, from November 1 this year.

Mr Cosgrove says licensing in the building sector will benefit all New Zealanders.

"Licensing will promote and recognise professional skills and behaviour in the building industry. The writing is now on the wall for the cowboy operators," he says.

"The public will have increased confidence in the building sector, knowing that the LBPs either doing or supervising the work on homes and buildings will do a

professional job. In time, this will translate to an overall raising of quality standards, as we rebuild a world-class construction sector in this country."

Mr Cosgrove says the rules of the LBP scheme cover:

- who should apply and how to go about doing that,
- how each application will be assessed,
- the minimum standards for staying licensed,
- how and when a licence can be suspended,
- the information that will be held on the Register of LBPs, and
- how the annual contract with the Registrar will function.

Seven categories of licence take effect from this November on a voluntary basis:

- Carpentry;
- Site 1, 2 and 3, and
- Design 1, 2 and 3.

The levels of licence are linked to the complexity of the building work or the role being undertaken. People who can apply for these licenses include designers, builders, site supervisors, construction managers and carpenters.

Six more categories of licence will be added next year.

These licenses will apply to external plasterers, roofers, bricklayers and blocklayers, and specialists in concrete structure, steel structure and building services.

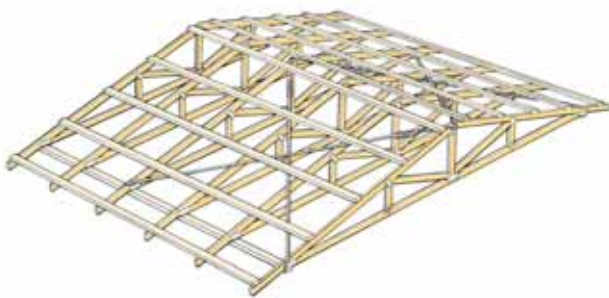
The rules have been determined for the seven licences taking effect from November. Schedules to the rules detail minimum standards or competencies for each licence class, and describe the skills, knowledge and experience people will have to demonstrate in order to become licensed.

For example, in order to get a carpentry licence, carpenters will need to show skills ranging from planning and scheduling their work, through to demonstrating they can set out and construct floors, walls and roof frames, and install, finish and make weathertight exterior joinery.

Assessors will determine if applicants meet the required standard of competency by examining their documentation and through face to face interviews and other interactive methods.

## **LUMBERLOK®** ROOF BRACING SPECIFICATION AS PER NZS 3604:1999

08/2006



★ Covers roof bracing requirements to resist horizontal loads as set out in NZS 3604:1999 Section 10.

★ A definitive guide to the description and installation of Roof and Ceiling Plane Braces as well as Roof Space Braces.



### **LUMBERLOK simplifies roof bracing**

LUMBERLOK from MiTek has produced a definitive guide to the description and installation of Roof and Ceiling Plane Braces as well as Roof Space Braces.

The LUMBERLOK guide covers roof bracing requirements to resist horizontal loads as set out in NZS 3604:1999 Section 10 and will prove a handy reference for specifiers and builders alike.

The Building Act 2004 focuses attention on the documentation required for a building consent. As a result bracing and fixing details take on an extra importance at building inspection time when the need for the specified use of strip brace is increasing.

The LUMBERLOK four page guide covers Roof Bracing rules for both fully trussed and framed roofs with hip and gable definitions. A selection flow chart for Roof Plane and Space Brace requirements is included together with installation details.

LUMBERLOK Strip Brace is available through leading builders hardware stores and GANG-NAIL Truss Fabricators.

Download a PDF of the guide at:  
**[www.mitek.nz.co.nz](http://www.mitek.nz.co.nz)**

# sector licensing

Mr Cosgrove says having a formal qualification is not mandatory for obtaining a license, and skilled people with a good track record should not have any trouble meeting the criteria.

He says licensing means people in the building sector are going to have their expertise formally recognised, in many cases for the first time.

"Professions such as plumbers, electricians, architects and engineers, and those with trade certificates already have formal qualifications through their occupational groupings.

"But many others who are responsible for important aspects of building design and construction have not had the opportunity to have their skills formally recognised.

"Licensing means they can finally get the recognition they deserve."

Mr Cosgrove says occupational licensing will help ensure people in the construction industry who are responsible for the work done are competent and

accountable, so homes and buildings are designed and built right the first time.

"It is a credit to the construction industry working groups and everyone else involved that the rules have been completed, and we now have a robust framework that can work for a variety of different trades and disciplines," Mr Cosgrove says.

He says he especially wants to thank the building sector for its involvement in developing the LBP scheme.

"The licensing scheme has come about with the strong support of the construction industry because it is totally committed to ensuring its reputation is enhanced, and the quality of New Zealand's homes and buildings are improved."

People without licenses will still be able to work in the construction industry, but from November 2010 some specific restricted work will need to be supervised or done by a licensed person.

Mr Cosgrove says he wants again to reassure

home handyman or women that the Kiwi Do-It-Yourself (DIY) tradition would be protected under the licensing scheme, and they would still be able to do DIY work, including building a standard, straightforward house from scratch or adding on a room.

Options to ensure future house buyers know if a house was built by an LBP or a DIYer are being looked at.

A copy of the 49-page Licensed Building Practitioners Rules 2007 document can be viewed on the Department of Building and Housing web site at [www.dbh.govt.nz](http://www.dbh.govt.nz).

Application packs will be available from October 1, 2007, for the Carpentry, Design 1, 2 and 3, and for Site 1, 2, and 3 licenses.

The processing of licences will begin on November 1, 2007.

• RMBF reaction, page 18

Forecasting  
Contract Administration  
Job Costing  
Financial Accounting  
Progress Claims  
Sub-Contractor  
Management  
Variation  
Management  
Earned Value

**CSSP**  
CONSTRUCTION SOFTWARE  
(09) 377 3269  
[www.cssp.biz](http://www.cssp.biz)  
[info@cssp.biz](mailto:info@cssp.biz)

# Cheops

Software for  
Construction & Engineering



## LBP rules cause for major RMBF concern

**T**he rules that will set out the standards of competence that building practitioners must meet in order to be licensed were announced recently by Building and Construction Minister Clayton Cosgrove.

The Registered Master Builders Federation (RMBF) has been working closely with members, key industry stakeholders and the Department of Building and Housing to ensure the new Licensed Building Practitioners (LBP) scheme is practicable for builders, and that it ultimately serves to protect the consumer through higher levels of professionalism in the construction industry.

### Industry 'blood, sweat and tears'

"We have been working hard on the licensing framework for some two years now, and the rules as they have been promulgated are a culmination of a lot of industry 'blood, sweat and tears'," RMBF chief executive Pieter Burghout says.

"The RMBF agrees with the intent and the philosophy of LBP and the rules themselves, but where we still have a major concern is around the as yet unknown exemption for DIYers.

"At the launch of the rules the Minister once again reiterated that he fully supports the Kiwi tradition of 'having a go' when it comes to DIY.

"We have been happy to have exploratory discussions with the Minister and the Department around how such a licensing exemption might work and, in principle, we would be happy to look at what we call 'true blue DIYers'.

"The danger we foresee is where, unless properly frameworked, the exemptions allow rogue builders, who either cannot or will not be licensed, to masquerade as DIYers and carry on building, potentially putting consumers at risk and undermining the integrity of the whole LBP scheme," he says.

Where an owner-builder exemption has been poorly introduced in other countries — such as Australia and Canada — they have found that instead of there being

just 3-5% of owner-built homes each year (which is what we would expect based on current numbers), that has mushroomed out to 30% and higher.

"Those countries are now tightening up on the exemption, because they have realised that in making the exemption too loose, they are letting the rogue builders carry on getting away without needing to meet the required industry skills standards," Mr Burghout says.

"In our own survey work we did with Colmar Brunton, 96% of Kiwis have said that the critical parts of a house should be done by a building professional, and so New Zealanders agree that any DIY exemption should not be too loose.

"The intention of the LBP scheme is to ensure New Zealanders can be assured of having their homes designed and built 'right first time'.

"We agree and, therefore, it remains absolutely critical we get the LBP scheme right for the future of our industry, and that we agree a position on DIYers that will work without undermining the whole scheme."

## Eden Gate Automation

A division of Eden Hardware Group Ltd



Fadini Strabuc Rising Bollard

Fadini and Aprimatic Gate Operators  
Fadini Traffic Barriers and Bollards  
Videx Entry Systems

Showroom: Harold St, Mt Eden, Auckland

web site: [www.edenhardware.co.nz](http://www.edenhardware.co.nz)

P O Box 108 171, Symonds St, Auckland  
Phone 09 638 8278 Fax 09 638 8588  
e-mail: [edenautogates@clear.net.nz](mailto:edenautogates@clear.net.nz)

**Zip Level**  
**Zip Level**  
**Zip Level**



### No. 1 Elevation Measurement System

**ENORMOUS TIME SAVING AND  
ONE-PERSON OPERATION**

- Small. Light. Rugged
- Accurate to 2mm
- Measure around corners, behind trees, down holes
- Clear digital display
- Unlimited range

**Phone:**  
**03 377 9949**



**Fax:**  
**03 377 9948**

# Winstones Wallboards celebrates 80 years

## Modest factory pioneered high-quality local production

**T**his year Winstone Wallboards is celebrating its 80th anniversary since first manufacturing GIB plasterboard in New Zealand.

The modest hand-operated factory which first opened in Auckland pioneered high-quality local production to replace imported plasterboard from North America.

Since then, the company has achieved market leadership in many areas.

### Specialised products

Working closely with New Zealand universities, major industrial research and development centres, and partners locally and abroad, Winstone Wallboards has developed many specialised products and complete systems specifically for New Zealand conditions.

The technology is complemented by an extensive range of services to the construction industry, including next-day delivery promise, comprehensive technical literature, field sales support, expert technical advice and training.

In 1997, Winstone Wallboards extended education to home owners by providing information to help them through the building process to get the home they really wanted.

The award-winning GIB Living Solutions programme continues

to offer a comprehensive resource kit on building a new home or renovating.

More recently the company has moved to endorse the principles of sustainability. Winstone Wallboards has met the challenge of Life Cycle Assessment (LCA) and is pioneering the successful establishment of recycling GIB plasterboard waste to compost.

The company is also a partner in ventures to bring modern sustainable construction into the mainstream of commercial and domestic building markets, through support of the Beacon project and the New Zealand Green Building Council.

A recent addition to its strengths is the achievement of Environmental Choice accreditation.

### Automated factories

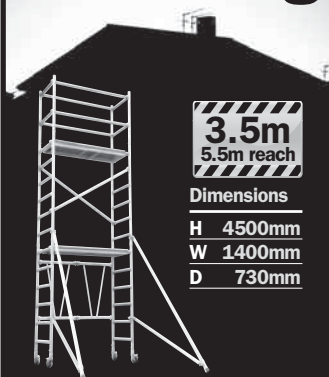
Today, the company has automated factories in Auckland and Christchurch, and distribution centres in Auckland, Wellington and Christchurch. It is also involved in the booming Asian markets through its Cemac operation in Hong Kong.

Winstone Wallboards continues to see its focus as developing and supplying products, systems and services which are dependable and easily used to create better interiors, to the benefit of all New Zealanders now and in the future.



Hand-production of "Gibraltar Board" in 1927.

## Serious Scaffolding

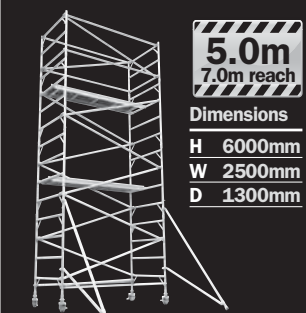
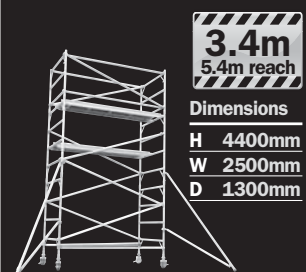


### Kwikfold Tower

The split system design can be set up as two individual working platforms of 1790mm or a combined working platform height of 3.5mtrs.

Lightweight yet robust for industrial use with a max safe working load of 150kg per platform.

Tested to the requirements of AS/NZS 1576.



### AJJA3000 Tower and AJJA 5000 Tower

The AJJA 3000 & 5000 are a lightweight, quick and easy to assemble scaffold tower system. They are ideal for indoor and outdoor access solutions, where a stable and secure platform is required.

Tested to the requirements of AS/NZS 1576.

**Freephone  
0800 360 009**

Maximise your options and solve  
all your access problems  
with an AJJA Trading  
Aluminium Mobile Scaffold



AJJATRADINGLTD

AJA60604

# City set to move on tank farm development

**A**uckland City, buoyed by the successful negotiations to develop Wynyard Point, is keen to proceed with developing the waterfront by converting the "finger wharves", introducing new public spaces and making greater use of the harbour to transport Aucklanders.

City development general manager John Duthie says considerable work has been done on options for the next stage of the waterfront's development.

Negotiations would have to take place with Ports of Auckland, which owns the wharves, to acquire them as the ports gradually move their operations east.

But in the meantime the council plans to invest \$95m developing about 7.2ha of public space in the tank farm area (now called Wynyard Quarter).

## Bridge design competition

A competition is being launched for the design of an iconic bridge to link the CBD to the quarter in time for the Rugby World Cup in 2011.

The city bought Westhaven Marina in 2004, facilitated the redevelopment of Britomart precinct and funded the Vector Arena as part of the concentrated drive to ensure a waterfront that "sits with pride" at the gateway to the city, harbour and Waitemata Gulf.

The council is keen to retain the character of Auckland and, in the future, Auckland's harbour may be more like Sydney's with lots of ferries for commuter traffic.

Ports of Auckland's long-term strategy is to consolidate the ports operation to the east of the downtown area, as and when technology and operational needs allow the amount of land for activities to be reduced "without constraining future growth capacity and capabilities".

The long-term use of Queens Wharf will be considered once work supply chain issues are complete.

Managing director Geoff Vazey says Ports of Auckland will continue to be a voice of reason in considerations as to the ultimate size of the port, and whether any commercial areas can be released in time to non-port use.

"It will be based on the real analysis, not the emotional



*Above: What Wynyard Quarter looks like now and, below, the planned development for the area.*



charge," he says.

The relevant parties have gained confidence through the successful negotiations to develop Wynyard Point which involve substantial asset ownership changes and a partnership approach.

Mr Duthie believes that process could be hastened if more space was made available to Ports of Auckland. For instance, the space needed for imported cars that currently clutter the downtown wharves could be reduced if they were relocated to an inland port.

**Interested parties can view the proposed changes to the district and coastal plans and submission forms at:**  
[www.aucklandcity.govt.nz/centralareaplan](http://www.aucklandcity.govt.nz/centralareaplan) or  
[www.arc.govt.nz/waterfront](http://www.arc.govt.nz/waterfront)



# From tanks to treasure — changing the rules for Wynyard Quarter

To enable the redevelopment of Wynyard Quarter from a bulk-liquid storage and industrial area into a world-class waterfront precinct, the Auckland City Council and Auckland Regional Council have lodged proposed changes to the district and regional coastal plans for the area for public submissions.

The two plan changes will help achieve the things people said they wanted for this part of the city, including:

- more public open space,
- better access to the water's edge,
- a home for the marine and fishing industries on the waterfront,
- space for events, and
- better transport links to the area.

People will have the opportunity to make submissions on the two plan changes until August 20.

The district plan will guide where activities such as

events or shops, offices and apartments could be located. The coastal plan will guide how the water space and wharves are managed, including events on wharves, construction of new structures and protection of the marine environment.

Auckland City mayor Dick Hubbard says the city has worked hard to ensure people's desires for the area have been reflected in the district plan change.

## Urban design showcase

"The area has the potential to be an urban design showcase, a place that is built for people," he says.

"It will be a stunning new place that will provide some extra leg-room to give our growing city room to move."

The key points included in the district plan change are:

- provision for developments of residential and commercial buildings to cater for growth in the city,
- provision for the continuation of the marine and

fishing industries in this area,

- creation of high-quality public open spaces, parks and waterfront promenades,
- easily accessible locations for events, and
- spaces for public artworks.

Key points included in the Regional Plan/ Coastal plan change are:

- a marine events centre on Halsey Street wharf (north of the current site of the America's Cup bases),
- development and change of use of Wynyard Wharf (that runs alongside the eastern edge of Wynyard Point),
- buildings on the wharves while providing public access and continued use of the area by the fishing industry, and
- marine industry activities on the western side of Wynyard Quarter.

Both plan changes allow for the proposed provision of the Te Wero opening bridge for pedestrians, cyclists and passenger transport, linking Wynyard Quarter and the CBD.

## 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.



**Boardwalk Systems NZ Ltd**

Phone: 64 9 6388 278 Email: [boardwalk@clear.net.nz](mailto:boardwalk@clear.net.nz)

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

**HOLDFAST**  
Right First Time!

Innovation  
Plus  
Imagination

# Fix All 220LM

The BEST MS Construction Sealant

**NZ Code Compliant**



- ✓ Easy to Tool & Finish
- ✓ Solvent & Isocyanate Free
- ✓ Paintable



**SUPERIOR FLEXIBILITY**  
(25% Movement Accommodation)



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

# E2 / E3 Waterproofing specification made EASY!



By visiting [www.flexiseal.co.nz](http://www.flexiseal.co.nz) you as the Architect and Specifier can now simply download the correct information for your waterproofing specification. Go to the **Specification** button and see for yourself.



**Flexi-SEAL®**  
Licensed waterproofing system

**FREephone** 0800 H2OTIGHT  
0800 4 2 6 8 4 4

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

Flexi-Seal is the registered trademark of Flexco (NZ) Ltd

## news

### Company pioneers climate neutral floor coverings

InterfaceNZ has announced an environmental first in New Zealand.

From July 1, all its InterfaceFLOR carpet tiles will be climate neutral, accounting for the greenhouse gas emissions over the entire lifecycle of the carpet — covering raw material acquisition, manufacturing, transportation, use, maintenance and disposal.

The carpet itself, which has been independently verified and certified by the Climate Neutral Network, already has a high level of environmental sustainability. Produced in tiles to ensure only worn sections need to be replaced, the carpets are also 100% recyclable.

The carpet tiles have a 15-year guarantee and the lowest volatile organic compound emissions of any carpet in New Zealand.

InterfaceNZ managing director Robb Donze says the developments are consistent with InterfaceFLOR's "Mission Zero" — its goal of a zero environmental footprint globally by the year 2020.

This means, in part, having 100% "closed loop" recycling of all carpets or, alternatively, 100% biodegradable carpet with zero waste.

InterfaceFLOR is the world's leading manufacturer and distributor of environmentally sustainable floor coverings.



New Zealand Scaffolding Supplies Limited

#### For all your scaffolding needs

- H frames
- Tube
- Planks
- Full range scaffold clips
- Lightweight mobiles

2 frames  
2 braces  
4 base plates

SAVE  
\$70

**\$250**  
+GST

RRP  
\$320



Auckland 09 294 7090  
Wellington 04 237 9356  
Christchurch 03 381 5243  
**0800 475 2657**

# Timaru builder crowned Jack of all Trades

**T**imaru builder James Williamson has won the title of New Zealand's best all round tradie and \$100,000 of prizes in the final of the eight-part Mitre 10 MEGA Jack of All Trades TV series.

From more than 100 entries, two Island heats and a fiercely fought showdown of New Zealand's top eight tradies, Mr Williamson went on to win the ultimate bragging rights as New Zealand's best all round tradie.

But it was a tightly contested competition, with only three points separating him and runner-up, Hawkes Bay builder Warwick Beckett.

Mr Williamson, 28, was a strong contender from the start of the competition, winning the South Island final and then demolishing his opposition, Porirua builder Dave Mclean, in the first Jack of All Trades TV episode, with his win making him the first competitor to qualify for the finals.

When competing in the finals Mr Williamson says he always checked to see how each challenge was weighted. With points awarded for quality and

accuracy of workmanship, adherence to safety requirements, speed, organisational skills, creativity and innovation in construction, he says it was often a fine line to get the right balance between speed and quality.

"The whole competition was fun," he says. "I would do it again tomorrow!"

Mr Williamson also commented that as well as giving the public some insight into the diverse range of skills a builder needs, the event gives tradies something to aspire to.

"I've got a young guy working for me who has got his sights set on entering in a couple of years. I reckon that's great."

Mr Williamson walks away with \$100,000 worth of prizes, including a brand new Mitsubishi Triton Ute, an enormous tool kit from Mitre 10, clothes from Dickies and a number of other great prize packs.

With a father who has been building for 40 odd years, Mr Williamson says he was raised with the mentality that if you haven't got it, give it a go and build it. "Go



*James Williamson with his Jack of all Trades trophy.*

out there, grab it and give it a crack!" he says.

He certainly has many projects under his belt, including working with his father on everything from beach buggies to building their own house, and a 60 foot paddle steamer-type boat capable of holding 100 people.

Described by his friends as "a genuine Jack of all Trades", Mr Williamson has certainly lived up to his reputation.

## Take Control of your business TODAY!

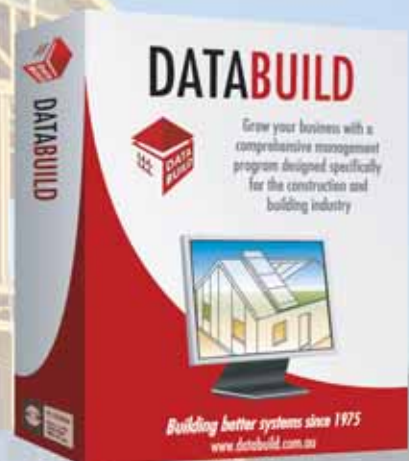
...**click** onto [www.databuild.co.nz](http://www.databuild.co.nz)

**Get the system**

The one software system for the building & construction industry that manages all facets of your business, whatever your size.

From first contact through sales estimating, production, scheduling, e-commerce, administration and full accounting all the way to balance sheet and profit/loss in the one package.

[www.databuild.co.nz](http://www.databuild.co.nz) or 0800 080 009



**DATABUILD**  
building better systems since 1975

EOG 754 7101



## Windows and doors: A quick production tour

**D**o you know how windows and doors are created?

Probably not! In fact, if you are a builder your main concern is probably to have the right size window fitting comfortably into the space. Or if you are an architect your commitment is to the aesthetic, pushing window boundaries to the limit on occasion!

So how does the not so humble window begin?

It begins as raw mined ore — bauxite — and is refined into alumina (aluminium oxide). Alumina is shipped as a white powder to the Tiwai smelter at Bluff. Here it is smelted into molten aluminium.

The next step is extrusion. Aluminium logs 7 metres long arrive at extrusion plants such as INEX in Hamilton. There, everything is done on a large scale, with enormous presses extruding 50 metre lengths of aluminium.

Here the logs are cut into billet lengths, and sized according to the sections being extruded. The aluminium is heated to 564°C and shaped by forcing

through small shapes in steel dies in the extrusion press.

Dies are designed by companies such as Aluminium Systems who specialise in the design and distribution of aluminium extrusion for the window and door market.

They draw up plans for the aluminium profiles and have their own dies cut, and extrude aluminium on a contract basis and, as such, are a "prime die holder".

The major "prime die holders" all have design departments working on new ideas and designs for residential and commercial aluminium joinery. These are the inventors, creating the latest and greatest windows and doors.

A new suite recently developed for Aluminium Systems is the Evolution suite. This suite has a full range of windows and doors available. During its creation, 30 dies were cut, each one costing up to \$4500.

Once extruded, mill finish metal is distributed. Arriving at Aluminium Systems, it is then powdercoated or anodised

according to builder or architect specifications for a specific building.

The powdercoated metal and components arrive for fabrication at a local Fairview and Elite fabrication factory.

Here the windows and doors are manufactured and are delivered to site for installation, where the builder hopes the window will fit the space.



Aluminium "logs" 7 metres long arrive at extrusion plants such as INEX in Hamilton.



### Introducing the Evolution Suite



The Evolution Suite is a highly versatile, complete suite of aluminium windows and doors suitable for residential, architectural and low level commercial applications.

It has been expressly designed to utilise a concealed fixing system that does not require a timber liner which achieves a much more modern and clean internal finish to the windows and doors.

This Suite is the answer for those wanting to achieve a unique look and feel and point of difference to standard residential joinery. Ideal when not requiring the superior performance of the Aluminium Systems Architectural Series.



Contact your local Elite or Fairview manufacturer for more information  
Ph 0800 111 484 | Email [info@aslnz.co.nz](mailto:info@aslnz.co.nz)



An Aluminium Systems Product

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



# Sleeker profiles, lighter slabs

By Jenny Baker

**T**ray-dec NZ Ltd recently launched two new composite steel flooring system profiles, the Ultra Span 80 and Concrete Saver 60.

The company's Traydec 300 product has been on the market for 32 years and is a popular flooring system for multi-storey apartments.

Tray-dec manager Grant Hjorth says with the newcomers the company's products have become more specialised.

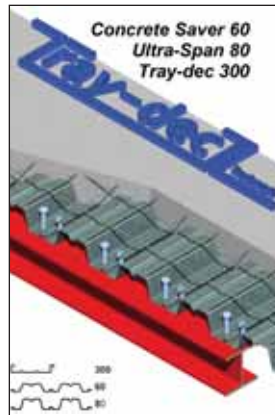
"Traydec 300 remains the best in its market niche, but these products are the latest generation in hi-tech composite steel decking that allows for shallower and longer spans.

"Both products were designed to use up to 4% less concrete for a given slab thickness than other profiles on the market, resulting in substantial cost savings for the builder," Mr Hjorth says.

"Also, because this steel deck has no extra height due to profile intrusions, the required slab thickness to control shrinkage cracking is less, resulting in lighter slabs," he says.

Ultra Span 80 is an 80mm-high trapezoidal profile manufactured in grade 500 high tensile galvanised sheets. Concrete Saver 60 is a 60mm-high trapezoidal profile with, compared to other profiles, reduced pan width.

Both products can be ordered in standard thickness and sheet lengths up to 12 metres, although the company can accommodate special requests for longer sheets.



Above and below: The machine that produces Tray-dec's new products, which were designed in-house, was designed and built by Hayes International in Rotorua.

Both products comply with design and construction standard BS5950 and fire standard NZS476.

Mr Hjorth says the new products enter the market with a competitive advantage — Traydec 300's good reputation.

"The University of Canterbury's independent tests four years ago proved Traydec 300 has the best acoustic and fire rating of its product type in the country. With Concrete Saver 60 and Ultra Span 80's additional built-in quality and cost-saving characteristics, we have two more winners."

Tray-dec moved to new premises in Avondale, Auckland, in late 2006. Traydec 300, Ultra Span 80, Concrete Saver 60 and custom folded edging for both are available directly from Tray-dec and all major building supply merchants. Tray-dec can also arrange installation nationwide.

For more information or a comprehensive product and design manual, contact Tray-dec on 09 820 9133, 04 233 9421 or traydec@paradise.net.nz.

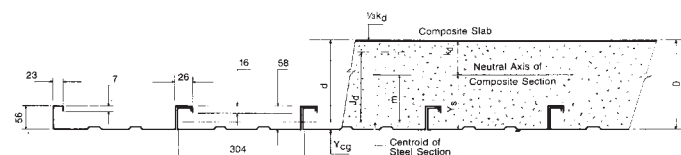


## Tray-dec NZ Ltd

### The Tray-dec 300 Composite Flooring System

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

Fig 1 TRAY-DEC 300 — NOTATION FOR COMPOSITE SLABS



In association with



**NELSON STUD WELDING**

For more details: Ph: 09 427 8130 Fax: 09 427 8131

E-mail: [grant@nelsonstud.co.nz](mailto:grant@nelsonstud.co.nz)

Auckland office: 23 Cheshire Street, Parnell

# Ford Transit — the tradie's friend for 40-plus years

## By Building Today Motoring Correspondent

**T**he Ford Transit has been a successful mainstay for the Blue Oval for more than 40 years in a diverse range of capacities.

In its current incarnation, Ford has made the everyday trades van that much more appealing for the everyday vehicle user, incorporating many of the features we are so used to seeing on conventional passenger cars.

At the same time, Transit has not lost any of its practical application, as witnessed by the range of vehicles available to us bearing the Transit badge.

There are plenty of options open to the *Building Today* reader as to the type of Transit best suited to specific business requirements.

By far the most versatile alternative would have to be the cab chassis. The cab chassis model provides the owner with the option of separately purchasing a tray which best suits his or her needs, whether that be a tipper unit, a flat deck with drop sides, steel alloy or wood floor, or even a semi-boxed unit.

Tray options can be discussed with Ford dealers or — as tradies — you can always source the trays independently.

Ford's demonstrator cab chassis is fitted with a drop side flat deck sourced from a New Zealand supplier, but the tray — while it adds to the appeal of the cab chassis as a load-lugger — is not the real power

behind the workhorse ability of the Transit.

This characteristic is inherent to Transits and, of course, the engines. Transit is now equipped as standard with a Euro IV-compliant, 2.4 litre turbo-charged diesel engine.

These engines are the end result of Ford's ongoing co-operation with the Peugeot Citroen PSA group, widely recognised as having leading diesel engine technology.

The 2.4 litre heart of the Transit gives up 103kW of power at 3500rpm, which is nothing to be sniffed at.

However, we all know the real measure of the make is the torque. In the case of the Transit, there's 375Nm of torque available from just 2000rpm, which gives Ford's commercial kingpin all the pulling power it needs.

### New six-speed manual transmission

And one of the more significant improvements for the latest incarnation of the Transit is the inclusion of a new six-speed manual transmission — standard across the long wheel base range.

Is this just frippery? Not in the least. The six-speed gives much greater flexibility which is, after all, what the Transit has built its name on.

In addition, the six-speed is beneficial when it comes to fuel consumption, though with a modern diesel engine, good economy is a foregone assumption. For the record, the Transit returns 8.7 litres per 100km.

There have been other inclusions of course, making the Transit a worthy consideration for those looking to get into a new vehicle.

Anti-lock brakes are one such inclusion. ABS has been a significant factor in vehicle safety for some time now, and on a vehicle like the flat deck Transit, where changing payloads are a day-to-day occurrence, ABS is an especially important consideration.

Transit's cabin has been revamped with modern ergonomics in mind. Providing seating for three, the Transit seats offer individual headrests, recognition of the fact that the Transit cabin is likely to carry more than just a driver, and the occasional passenger.

For that reason, while Ford includes a driver airbag as standard, passenger airbag is an option as are power windows and mirrors. This serves to keep the initial buy cost down.

The other significant addition to the Transit's cabin is the excessive amount of storage space.

Places for A4 folders, 2-litre drink bottles, additional gloveboxes and much more besides — the Transit cab has it all.

As far as the actual driving is concerned, the Transit is certainly city-friendly. The gearing ratios seem ideally suited for trucking around the city, though some might find first gear a little quick to bite.

There's no issues with the seating for three either. With the repositioned gear lever in the centre of the dash, there's plenty of knee space for all, and the car-conventional handbrake on the left of the driver's seat is a much better proposition than the push-me-pull-you handbrakes of days past.

The Transit doesn't seem to be afflicted by large loads either. The 2.4 litre turbo diesel is a winner of an engine which, thanks to Ford's attention to noise,

vibration and harshness reduction, is a quiet unit on par with many modern passenger car diesels.

Visibility is excellent, especially to the rear, with a split mirror to keep an eye on kerbs and other low objects.

Even for the non-commercial driver, it's easy enough to reverse the Transit on the rear exterior mirrors alone.

However, this last comment does not indicate that Ford is going backwards with the Transit. Far from it.

Transit is obviously still moving forward, even after 40 years, and it's helping builders and tradespeople alike move their businesses "Ford" as well.

The recommended retail price for the Transit cab chassis starts at \$48,090.



The Transit cab chassis with the flat deck tray.



# Others have spent a billion dollars to catch up with Falcon.

Maybe they should have spent two billion.



**The Ford Falcon still stands in a class all of its own.**

The BF Falcon Mk II XR6 engine produces more than 11% more torque than its so-called competitors, and delivers 200 kg more towing capacity.\*

The 6-speed sequential sports shift automatic transmission delivers almost 10% better fuel economy than its direct rival and pretender to the throne.

And advanced technology like Dynamic Stability Control delivers handling and road holding like nothing else on the road.

So there's still nothing that drives like a Falcon.

\*When Ford heavy duty tow bar and load levellers are fitted.





*Bio Paints Hard Varnish is a natural alternative to polyurethane that enhances timber floors and surfaces.*

## A natural alternative to polyurethane

If you are looking for a beautiful natural finish for timber, Bio Paints Hard Varnish could be the answer.

It is a natural alternative to polyurethane that enhances timber floors and surfaces, and protects against water-marking and stains from spills.

The product looks very much like an oil finish, but with the addition of a blend of tree resins and waxes in the varnish it outperforms a simple oil finish.

It is not a plastic coating yet is still a hard and elastic finish with the added bonus of being a safer product to apply.

It protects the health of the applicator and is a healthier option for the home owner.

Bio Paints products have been available for more than 16 years, and Hard Varnish is one of the company's best selling products.

Used by floor sanders, painters and the home handyperson, it continues to make an impact in the growing market for natural finishes for interiors.

Available in a matt or gloss finish, Hard Varnish can be used for floors, kitchen cabinetry, doors, architraves, furniture and children's toys. It is also approved for use on toys to EN 71 and DIN 53 160.



### Your assurance of a compliant building product

To enquire about showing compliance of your building product - call New Zealand's experienced appraisal experts today

phone 04 233 6661 or email [sales@beal.co.nz](mailto:sales@beal.co.nz)





*Bio Paints Hard Varnish looks very much like an oil finish, but with the addition of a blend of tree resins and waxes in the varnish it outperforms a simple oil finish.*

## Have your say on our web site forum!

Building Today wants to hear from you! If there's anything you'd like to get off your chest with regard to our country's construction industry, then visit our web site, log in to the forum and let it all out!

Do you have any feedback on the products or opinions featured in this issue?

Go to [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz) and let us know your views on vital industry issues — and be in to win an Alco Products Buddy3 ladder!

Or you can also write to:

Building Today,

P O Box 35 343, Browns Bay, Auckland,

or fax 09 478 4588, or email: [andrew@buildingtoday.co.nz](mailto:andrew@buildingtoday.co.nz)



## Healthier for you & the environment

*Bio Paints don't contain harmful toxins like many paints do because they're made with natural ingredients like citrus oils, essential oils and tree resins.*

*Healthier for you and your family, and better for the environment.*



PAINTS • OILS • VARNISHES • WAXES

**BIO PAINTS**  
*naturally beautiful*

Visit: [www.biopaints.co.nz](http://www.biopaints.co.nz)

or call: 0800 4 PAINT

to find out about the natural alternative



# No more leaky tiled shower syndrome

By Jenny Baker

**A**tlantis Bathroom Style offers a minimum 20-year leak-free warranty on its shower bases, eliminating the risks of leaky tiled shower problems for home owners and builders.

Marketing manager Stan Gregec says the Atlantis Tiled Shower system is a good solution for builders whose specifications include the installation of tiled showers, especially in risk-prone areas such as upstairs bathrooms or on timber floors.

"The Atlantis secret is a pre-finished system with all critical waterproofing dealt with during the manufacture of the system components," Mr Gregec says.

"The installer assembles factory-made shower components quickly and easily on site — there is no need for messy, time-consuming and skilled preparation," he says.

Mr Gregec explains the key component of the system is the one-piece premoulded shower tray. The tray is manufactured from marine grade reinforced fibreglass to be 100% waterproof and ready to tile.

It is structurally strong across the entire shower floor area and will not move, compress, flex or buckle.

"With the generous upstand height, factory-fitted base channels, a guaranteed even slope to the waste position and precision connections at vital junctions, the

Atlantis shower base leaves no chance for water to escape other than where directed."

The company recommends that an approved Atlantis installer is used to get the best result, but any builder can be easily trained to install key components.

The shower walls are waterproofed using either the proprietary Atlantis self-adhesive wall membrane or any other liquid membrane method preferred by the tile layer. Once the tile layer is done, pre-measured shower screens can be fitted immediately. Typically, the whole process takes two to three days.

The Atlantis Shower System waterproofing method is BRANZ appraised and performance-tested to meet the requirements of the NZ Building Code. The product won New Zealand's Most Innovative Product award at the designEXNZ exhibition in Auckland in 2005.



Above: Installing the shower tray onto an existing floor.



Right: The 100% waterproof shower tray underside showing support rings for secure placement onto an existing concrete or timber floor.

Below: An Atlantis tiled shower such as this one can be installed in two to three days compared with traditional on-site construction that can take two to three weeks.

## sleek, stylish & bulletproof

**Take away the hard work  
and eliminate your risk**  
with an Atlantis pre-finished tile shower system



Atlantis Bathroom Style Ltd  
Freephone **0800 428 526**  
[www.atlantis.net.nz](http://www.atlantis.net.nz)





**All we've  
changed  
is the  
bucket**



## **Mulseal Plus bitumen based emulsion**



On the inside there's no change at all – Mulseal Plus is still the bitumen based emulsion trusted in the trade for over 30 years. On the outside, we've changed the bucket colour. That's it really. No point in messing with a good thing.

Phone **0800 SIKANZ** (0800 745 269) [www.sika.co.nz](http://www.sika.co.nz)



## Warming up to the benefits of woollen insulation

By Jenny Baker

**A**dequate home insulation saves the average New Zealand home owner hundreds of dollars a year in energy and medical bills.

Eco Insulation Ltd sales and marketing manager Hamish Holder says when considering insulation options, it pays to learn from nature. This, he says, was the rationale behind the company's flagship woollen insulation product, Ecofleece.

"Sheep keep dry and comfortable in our cold, wet climate, and this insulation does the same for humans," Mr Holder says. "We use wool to wrap ourselves. Why not wrap our homes in it too?"

"Wool is an ideal natural insulation. It is non-toxic, sustainable, recyclable and a pleasure to install, which is why Eco Insulation is New Zealand's fastest growing, most successful, 100% natural insulation manufacturer and installation network," he says.

Eco Insulation's head office in Albany is supported by a

network of franchises, including an installation service.

According to Mr Holder, this became necessary to facilitate the "growing demand for quality and environmentally sound products".

He says consumers are increasingly becoming aware of their environment and want to do something about it.

"Architects, builders and their clients are looking for alternative options to fibreglass and find that Ecofleece wool insulation is the sensible answer."

Eco Insulation will also shortly release a new technical manual as well as a new web site that will both give details on the company, its products, its distribution and franchises, and information on insulation science and related products.

"A recent study by Otago University pointed out that occupants of insulated homes needed fewer hospital admissions and fewer days off work or school. Also, were we to improve the energy efficiency of New Zealand homes by only 1%, the nation would save \$17 million and reduce national CO<sub>2</sub> emissions by 0.1% a year.

"The more we become aware of the value of warm,

dry, healthy and energy-efficient homes with a smaller environmental footprint, the more we'll 'warm' to the benefits of sustainable insulation," Mr Holder says.



Above: Eco Insulation has a network of franchises and offers an installation service.

Below: Ecofleece wool insulation — environmentally sound, natural and user-friendly.

**ecoinsulation**  
The natural choice

...providing a healthy & natural alternative for home insulation.

**Architects, builders and homeowners know the importance of healthy homes.**

At Eco Insulation, our guarantee is to provide you with the highest quality, 100% New Zealand made range of insulation. Utilising pure wool we have created products that are sustainable, energy efficient, environmentally safe and of course toxic-free - all at a cost-effective price!





# Carters Boots 'n' All Tour enjoys big match atmosphere!

It was a wet and chilly Melbourne day that welcomed the Carters Boots 'n' All Bledisloe Cup Tour on June 28. But the group weren't going to let the weather dampen their spirits as they arrived at the 5-star Grand Hyatt to enjoy a long weekend, the highlight being the annual clash between the All Blacks and the Wallabies.

Friday saw the group enjoy free time as they explored the sights of this vibrant city, famous for its arts, culture and, of course, great shopping!

That evening at the Boots 'n' All welcome function, the group was wowed as guest speaker, Nick Farr-Jones, arrived to entertain with jokes and anecdotes of his time captaining the Wallabies.

There was excitement in the air on Saturday and many an All Blacks supporter could be seen out on the streets of Melbourne dressed in black. The pre-match function at Feddish in Federation Square got everyone in the mood for what was soon to follow.

The group arrived at the iconic Melbourne Cricket Ground and, despite the All Blacks' 20-15 loss to the Wallabies, still enjoyed the experience of a live game between the two great rivals.

Our thanks go to Carters suppliers who made the Boots



'n' All Bledisloe Cup Tour possible: Winstone Wallboards, MSL, Hurricane, James Hardie, Marley, Paslode, Tasman Insulation, Holcim, PlycoSelect, Methven Tapmakers, Firth Industries, Carter Holt Harvey Interior, Carter Holt Harvey Woodproducts and Wattyl.

As you can see, Carters customers, staff and suppliers all enjoyed themselves on the Boots 'n' All Tour.



# Guaranteed all the way up the beanstalk

By Jenny Baker

Ladder manufacturer Alco Products recently announced a new 12-year guarantee on all the company's ladder products.

Alco national sales and marketing manager Jon Gibson says the New Plymouth-based company has good reasons for this decision.

"The new guarantee comes from 25 years of knowing our products are dependable. Alco is well known in the market for strength, safety and durability. We have confidence in the brand, the manufacturing process and the quality of our products," Mr Gibson says.

## Longest guarantee

"There is no better way to demonstrate this than offering this guarantee, the longest in the ladder category in New Zealand," he says.

The company offers 15 domestic ladders, 42 industrial ladders and 11 trestle models, as well as several accessory lines and order-only shelf and mobile ladder models.

All Alco ladders are fully compliant with the AS/NZS 1892.1:1996 ladder Standard, are independently tested at an IANZ accredited laboratory and meet current Department of Labour, ACC and Site Safe requirements.



Three of Alco's 42 industrial ladders. The company also offers 15 domestic ladders, 11 trestle models, several accessory lines and order-only shelf and mobile ladder models.

The industrial ladder range is rated at 150kg, 25% higher than the current AS/NZ safety Standard for trade ladders, Mr Gibson says.

Domestic ladders are rated at 120kg, 20% higher than the Standard requirement.

According to Mr Gibson, Alco's products are constructed using an aluminium alloy formulated specifically to suit New Zealand's environmental conditions and manufactured with strict quality controls in place.

## Safe working practices

"We also promote safe working practices by devoting significant resources towards educating trade users in the safe use of our products.

An important message tradespeople need to take on board is choosing the right tool for the job. This includes selection of a ladder that best suits the job from a safety perspective.

## Incorrect products

"Too many tradespeople are using the incorrect products, including domestic ladders in industrial situations.

To make this easier, our Built Trade Tough range of industrial ladders can easily be identified by their blue head and feet, and the domestic range by their red head and feet," he says.

Alco products are available from all leading building and hardware suppliers.

**How Safe is Your Trade Ladder?**  
Does it...

- Comply with the AS/NZS 1892.1:1996 ladder standard?
- Meet current OSH, ACC and Site Safe requirements?
- Show signs of wear and tear?
- Flex, bow, creak or wobble when in use?
- Provide a safe working environment for workers?

If any of the above are in doubt, then you need to purchase an ALCO "INDUSTRIAL" 150Kg ladder. Fully compliant Trade rated ladders, "Built Trade Tough", right here in New Zealand.

Purchase an **ALCO** ladder from any nationwide during August & September

**CARTERS** and be in to **WIN 1 of 4 Paslode Framing Nailer Packs!**

See Carters in-store for details. Pack consists of IMCT Nailer, Car Charger, No-Mar Tip, Cap, Beanie and T-Shirt

**WITH 25 YEARS MANUFACTURING EXPERIENCE - NONE BETTER TO TRUST**

**'BE SAFE', 'WORK SAFE', 'WITH ALCO'**

**STRONG • DURABLE • SAFE**



## BCITO develops workplace assessor training programme

**T**he Building and Construction Industry Training Organisation (BCITO) has developed a programme for BCITO workplace assessors based on achieving unit Standard 4098 *Use standards to assess candidate performance*.

The BCITO Workplace Assessor Training programme is suitable for all workplace assessors operating in the construction industry, whether it is in a specialist trade or carpentry. The programme was developed to meet industry needs and, since its introduction, has made a marked difference to the work practise of those who have achieved the unit standard.

The key to the programme is its practicality. It involves attendance at a two-day course custom designed with a construction focus. Following the course a BCITO training advisor visits participants on-site to observe them completing two assessments — putting into practice the theory learned on the course.

By completing the programme, participants will gain an improved understanding of the assessment process and gain confidence in their ability as an assessor.

Auckland builder and employer Colin Bird has been involved with industry training since completing his own apprenticeship, and is a strong believer in the benefit of continuing education.

“Attending the course really improved my confidence around the whole assessment process. I thought I knew pretty much all there was to know about assessment but the BCITO trainers really shed new light on the process,” Mr Bird says.


While finding the time to spend two days away from the business can be a challenge, the improvement in efficiency and reduction in time spent assessing apprentices makes it worthwhile.

As Mr Bird found, “the time spent attending the course and ultimately achieving the unit standard has certainly been worth it. A real plus is that my apprentices see it as acknowledgement of the work they do”.

The two-day courses are free to attend for BCITO-registered workplace assessors, and are available across the country. Courses generally start later in the morning (usually around 9.30am) to allow time for participants to organise any on-site work.

A course calendar can be viewed at [www.bcito.org.nz](http://www.bcito.org.nz) or by contacting a local BCITO regional office on 0800 422 486.






Your  
future  
is in  
your hands

> BUILDING CAREERS

Do an apprenticeship in building and construction

www.bcito.org.nz

CALL 0800 422 486





# Liability of the BIA and BRANZ for a leaky building — Fair Trading Act only

**Tim Bates** of Auckland law firm Legal Vision reports on the liability of the BIA and BRANZ in leaky buildings cases.



**T**his month's article focuses on a decision which considered the liability of the BIA and BRANZ to the owners of a leaky building.

The decision is that of *Struthers and Struthers v Patterson Co-Partners Architects Ltd & Others*.

The High Court of Auckland was asked to consider whether causes of action in negligence against the BIA, and negligence and the Fair Trading Act 1986 against BRANZ, ought to be struck out, on the basis that these particular causes of action were so untenable that they had no hope of succeeding.

The causes of action in general terms against these two parties were as follows:

- The BIA owed a duty to the plaintiffs to exercise all reasonable care in connection with its responsibilities and, in particular, negligently adopted a revised Standard NZS3602:1995 in its Acceptable Solution B2/AS1, which effectively approved timber without a

fungicide (untreated timber) for structural framing in dwelling houses.

- That BRANZ owed the plaintiffs a duty to exercise all reasonable care when appraising the framing timber, the Hardibacker sheet and Duraplast/Hardibacker system used in the construction of their home to ensure they met the requirements of the building code, and to amend or revoke its appraisal/approval of the products and system when it received information which indicated otherwise.
- Further against BRANZ, that in trade, it issued appraisal certificates which represented that the building products or systems would meet the building code, and that these appraisal certificates were false and misleading in that the products that these certificates relate to, do not meet the code.

## Sacramento decision

You may be aware that the liability of the BIA and BRANZ had been carefully considered in the Sacramento decision of the Court of Appeal.

It was categorically ruled that neither the BIA nor BRANZ owed a duty of care to leaky homes owners in that decision. The High Court was bound to follow Sacramento in this case, and so it did.

In relation to the claim against the BIA, it felt bound by the Court of Appeal's findings in Sacramento to the effect that:

- the relationship between the BIA and the building owners was extremely limited,
- the responsibility for the durability of the building rested more directly on the builder and code compliance certifiers,
- the owners were not especially vulnerable to inaction by the BIA,
- the relevant roles of the BIA under the Act were of quasi-legislative and quasi-judicial nature, and
- the BIA did not owe a positive duty of care extending to general superintendence over the building industry.

## Struck out

The court ruled that the proposed duties of care against the BIA could not be substantiated, and all

claims against the BIA were struck out.

As regards the cause of action in negligence against BRANZ, the judge found it significant that territorial authorities were not obliged to rely on BRANZ's appraisal certificates, and that they had to satisfy themselves whether a building would be code compliant.

The judge went on to decide that the plaintiffs were not especially vulnerable to any action or inaction of BRANZ. They had a much closer relationship with their architects and builders, and no contractual relationship with BRANZ.

Applying the Sacramento finding, the High Court ruled there was no duty to warn obligation upon BRANZ, and that the negligence cause of action against them ought to be struck out.

However, the court ruled that the Fair Trading Act causes of action against BRANZ ought to remain. The judge, at paragraph 137 states:

"I accept that with the benefit of expert evidence the plaintiffs may be able to establish that the certificates contained a material omission which was misleading.

## Half truth


That could have been in the form of a half truth (where a positive representation omits crucial information and is thereby misleading) or because circumstances (such as the availability of the Prendos information) meant that a positive representation which was true when made became untrue."

He also ruled that it was not fatal to the plaintiff's claim that they were not the immediate recipients of the appraisal certificates.

Accordingly, it was ruled that the Fair Trading Act causes of action ought to remain.

I suppose this decision may have "opened the door" slightly as regards the bringing of proceedings against BRANZ pursuant to the Fair Trading Act 1986.

But it seems that "the door remains firmly shut" as regards negligence proceedings being brought against the BIA and/or BRANZ.



**LegalVision**

**At Three Lamps Lawyers**

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

**Principal: Timothy Bates LLB (Hons)**

<small>LEVEL 1 283 PONSONBY RD PONSONBY</small>	<small>PO BOX 47 587 PONSONBY AUCKLAND</small>	<small>PHONE 09 360 2415 FAX 09 361 2412 EMAIL <a href="mailto:legalvision@clear.net.nz">legalvision@clear.net.nz</a></small>
---	--	---

# Kawau's Cornish pumphouse

Dr Kerry Rodgers ruminates upon a hazard Europeans encountered with building materials in early New Zealand.



*A close-up of sandstone blocks at the pumphouse chimney base showing the extreme flaking and flaking of the sandstone blocks that results from their significant clay content.*  
Image: © K A Rodgers 2005

Just two years after Lieutenant-Governor William Hobson RN did his thing at Waitangi, a thin copper lode was discovered on Kawau Island. Four years later a mine was opened and for the next 20 years some 3000 tonnes of ore was extracted and smelted for copper.

Although the lode was not extensive, the orebody was rich. Near the surface the copper sulfides were well weathered and oxidised. Lower down was a valuable enriched zone below which lay the unaltered, low-grade primary ore.

The mining company clearly saw a big future in Kawau copper. It spent £23,000 building a village for miners in Garlick Bay (now known as Mansion House Bay), along with a flash house for mine manager Ninnis. By 1848 there were about 220 people on the island.

The copper lode ran roughly north to south. It outcropped on the coast where the main mine adit and pumphouse were located. Land was reclaimed to provide a platform for working and stockpiling ore prior to shipment.

The mine's proximity to the sea meant the workings were prone to flooding and, after an initial attempt to clear the mine with a small pump, a substantial, traditional Cornish pumphouse was erected, housing a 50hp steam engine that powered a Cornish mine pump.

In January 1847 a shipment of mined sulfides reacted dangerously while being transported to Wales for smelting. As a consequence a decision was taken to smelt the ore on Kawau before shipment, and a works was built at Bon Accord Harbour.

The Cornish pumphouse at the mine and the smelting works were fashioned from Mahurangi sandstone blocks quarried on the mainland.

This rock was proving a popular building stone in early

Auckland. It was readily available in bulk, easily worked, and its dark grey colour and rough texture were not unattractive.

Certainly, it provided a far more economic proposition to the extremely hard, jointed basalts that provided Auckland with an alternative building stone. The sandstone was used, among other buildings, to provide architraves, lintels and frames for the windows and doors of St Andrews Church in Auckland's Symonds Street.

Within months of the church's completion, the parishioners were noting deterioration in the dressed stone surfaces. In a couple of years great flakes were spalling from the blocks. Plastered repairs proved of little avail and, in the end, it was found necessary to completely encase the sandstone in concrete.

The coarse sandstones that are such a feature of the Mahurangi Peninsula and the hinterland have a problem.

They contain a significant proportion of swelling clays. On exposure of the rock's fresh surfaces to air following quarrying, these clays absorb moisture and swell. During hot days the moisture is expelled and the clays shrink.

The continued shrinking and swelling in Auckland's humid, sub-tropical climate causes the surface of the rock to flake and, eventually, for large flakes to fall away.

This process can be seen today on the base of the Kawau pumphouse chimney, one of the few structures that remain from the pioneering mining enterprise.

The basal blocks show deep concave scallops where a succession of flakes have fallen away. They contrast with the refractory bricks that top the structure and that have well survived the tests of time and storms of the inner gulf.

From the miners' point of view, their sandstone buildings survived sufficiently long enough for them to exhaust the ore body.

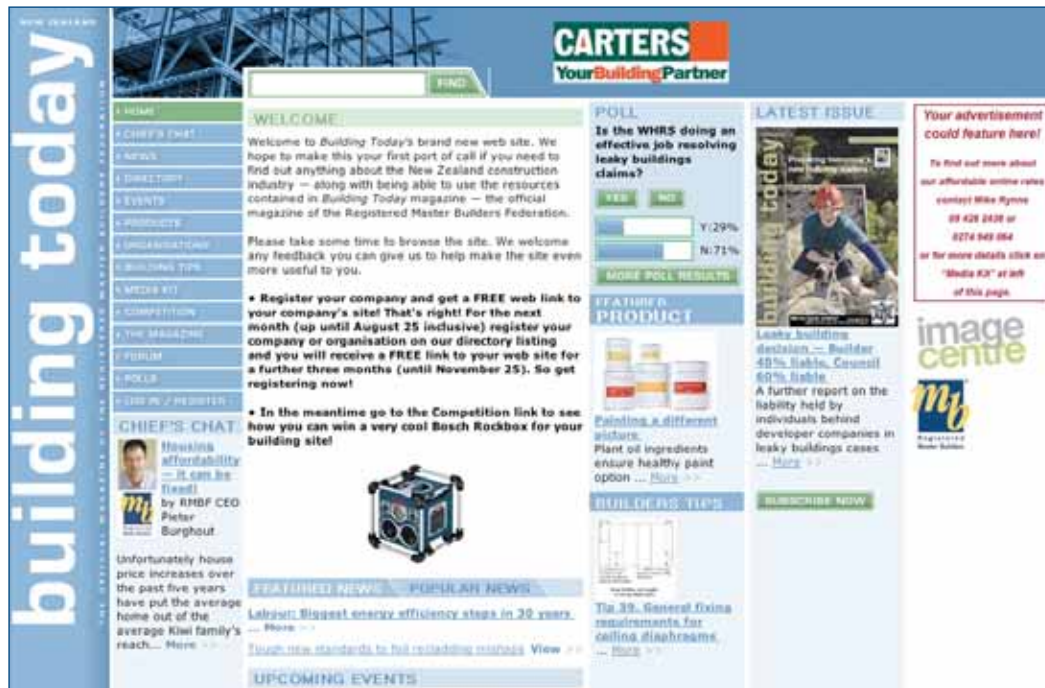
The workings had closed by 1869 with about £60,000 worth of copper extracted from the richer ore.

However, the Mahurangi quarry had closed earlier, its illusory product unwanted even as fill.



*Kawau's 19th Century copper mine pumphouse chimney. The severe weathering of the Mahurangi sandstone blocks at the chimney's base contrast with the brick of the chimney's upper stack.*  
Image: © K A Rodgers 2005

# What's On the Web?



OK, Building Today's new-look web site is now up and running and containing more and more information than ever before!



Users can register company details in our directory listing for **FREE** until August 25, so take advantage of this introductory offer!.

We'll be asking you, our readers, to give us your opinion on vital industry issues in our Quick Poll, as well as presenting issues for discussion on our Industry Forum.

And while you're paying a visit, make sure you get into the draw to win a fabulous Alco Products Buddy3 ladder — and there's still time to win a flash Bosch Rockbox to keep your building site rocking!



So visit [www.buildingtoday.co.nz](http://www.buildingtoday.co.nz) today!

## Subscribe to Building Today!

Building Today is the industry news magazine that keeps you up to date with what's happening in the building industry.

Subscribe today by completing this coupon and FREEPOSTING it with your cheque

Please send me 11 issues of Building Today. Attached is a cheque for \$56.25 (incl GST, GST No: 66 019 802)  
FREEPOST to: BUILDING TODAY, FREEPOST 67 299,  
P O BOX 35 343, BROWNS BAY, AUCKLAND

Name:

Company:

Address:

Type of business:

Signature

Date:

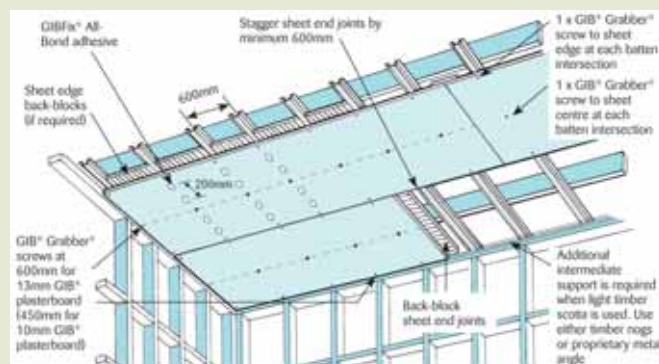


## Tip 40. Ceiling installation tips

**H**ere are some ceiling installation tips to help you get a superior ceiling, save time and spend less time dealing with problems.

**1** Use thicker 13mm GIB plasterboard on ceilings with battens at 600mm for a superior ceiling at a similar cost.

When batten, labour and board costs are taken into account this system is the most cost-effective installation method, as well as being the least prone to defects.



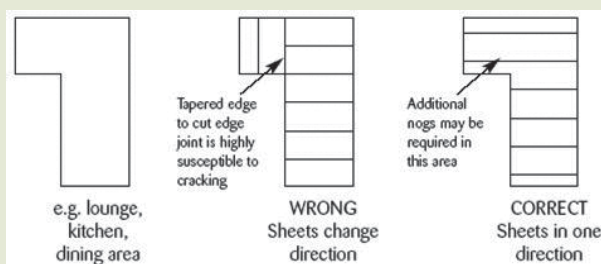
**2** Use GIB Rondo Metal Ceiling Battens for straighter ceilings with less movement and fewer problems. They hold no moisture, so the risk of cracking, popping and peaking is significantly reduced.



*Fix directly to trusses or use clips to easily flatten out uneven trusses. Use batten jointers as lapping can create deviations in the ceiling surface.*

**3** Ceiling sheets must be fixed at right angles to the ceiling framing.

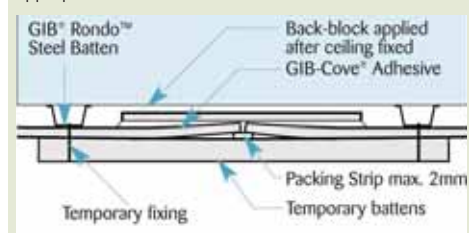
Sometimes this will require additional noggs to be fitted between trusses. Failure to do this will result in a tapered edge/cut edge joint at a point that is highly susceptible to cracking.



**4** Use longer length sheets to minimise the number of joints. Many GIB plasterboard sheets are available in a range of lengths up to 6m long.

**5** Don't fix sheet end butt joints on ceiling battens — back-block sheet end butt joints. Back-blocking strengthens and stabilises the joints, minimising the risk of cracking and artificially creating a taper where butt joints occur for flusher stopping.

Note: If the ceiling is either fire rated or forms part of a noise control system, back-blocking may not be appropriate. Consult manufacturer's instructions.



**6** Use light colours and flat paints which soften the effect of any surface irregularities.

**7** Minimise critical lighting (light that strikes a surface at a shallow angle). Critical lighting tends to exaggerate any surface irregularities by causing shadowing.

For more information refer to the GIB Site Guide.



# WIN THIS VAN



Simply buy any Makita power tool from Carters between 1 August and 30 September and go in the draw to win a brand new Mitsubishi L300 short wheel base van. So head down to Carters today, and spend the rest of the time thinking of how you're going to gloat to your friends. Entry is automatic for trade account holders, entry forms with full details also available instore.



## CARTERS