

NEW ZEALAND

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2007 House of the Year: Results, pictures and comments



building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



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Go to www.buildingtoday.co.nz and be in to win this Alco Products Buddy 3 ladder!

Registered Master Builders! Win two places at the Building and Construction Disputes and Contract Management Conference in February 2008 with official Conference publication Building Today! See page 54 for more details.

building today

Another superbly organised and high quality House of the Year competition has been decided, with the southern entries having a field day by scooping a big percentage of the awards.

It's no coincidence that the number of entries that made it to Gold Reserve National Finalist status in the more expensive categories — which far exceeded those in the lower end of the market — reflect national consent activity which shows a decrease in the number of consents but an overall increase in value and quality of work being undertaken in the past few months.

And that, after all, is what the RMBF and its members are all about — added value and high quality work — which will see registered master builders well placed in coming years as consumers and an increasingly regulated industry focus on quality more than ever before.

Andrew Darlington
Editor



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chief's chat

by ceo pieter burghout

Burghout: Superbly strong year for the RMBF and industry

This month's column is the speech I gave at this year's House of the Year national gala dinner.

Welcome to you all to the 2007 Registered Master Builders House of the Year and RMB Commercial Project Awards evening, in association with PlaceMakers.

It's just fantastic to have you with us here tonight. In particular, Prime Minister, it's our privilege to share the industry's very best in building with you.

2007 has been another superbly strong year for the building and construction industry, as well as for Registered Master Builders. Just to mention a few highlights:

- Industry annual turnover by dollar value has reached an all-time high of \$12 billion, and it's likely to settle at around that level for another year or two before rising again; we have had a sustained bull run, therefore, since 2001, which has served the industry well; we run our businesses differently when we have that underlying level of confidence and overall sustainability;

- The industry is half way through its largest-ever reform programme, with nearly every major facet of the industry



changing in some shape or form, via such things as changes to the Building Code, the introduction of Building Consent Authority Accreditation and Product Certification, and the implementation of Building Practitioner Licensing; and so when I think back over the past year Government-wise, things have been tremendously busy, and we're nowhere near done yet;

- Housing Affordability has emerged — gingerly at first but then with a roar — as a major political issue, with multiple inquiries going on all over the place; some serious policy and industry debate is required to make sure we, as a country, adopt the right solutions, and we've certainly put forward our best thoughts to the Government for its consideration;

While we want to keep unnecessary regulatory interventions in check, we also don't want to have a half-baked licensing scheme that exempts the very builders that we know will benefit the most from being part of a licensing regime, and that exempts those builders that are creating most of the problems.

- The second "green building wave" has started, with the Green Building Council now fully under way, the first green star-rated commercial buildings have hit the market, the Government's Home Energy Rating scheme

is about to go live in a month or so's time, substantive energy efficiency changes to the Building Code have been implemented, the Greenbuild product register has been launched, and these are just the tip of the iceberg;

- Industry apprenticeship numbers have reached their own all-time high, with around 10,000 carpentry apprentices in training around the country; and the BCITO is now moving its focus up the value chain looking at higher level qualifications;

- And just to talk about ourselves for a second, the RMBF has enjoyed its second full year of membership growth, with 2007 doubling the growth of 2006 which, in turn, was double the growth of 2005 — and for those of you that are mathematically minded, our growth that year was 1%; and for those of you not mathematically minded (or with short memories!), that means our growth this year is on track to hit 8%.

And, perhaps the biggest reflection of how well we are going is looking around this room. It's great to be able to share this evening with the leaders of our industry, and it's great to see you all in such good heart.

So, overall, things are tracking pretty well for our industry. But that's not to say we don't have a few challenges yet to work through.

We need to crack the housing affordability nut, but not with a regulatory sledgehammer because, in reality, we might not go as green as the industry or consumers might like if the homes we are building are more expensive than they need to be.

We need to keep the regulatory reform programme on an even keel — we want to reform the industry without crushing it.

We need to keep debating with the Government and the Reserve Bank how they can slow down the hot real estate market without unduly dampening the new home construction market because, ironically, as the number of new homes coming to market slows, that has the perverse effect of pushing up house prices even further.

But our single biggest issue this year has been the licensing and DIY debate as we have sought to make

Continued page 7

'Superbly strong year for the RMBF and industry'

From page 6

clear from the moment Minister Cosgrove floated some radical proposals earlier this year.

We have been happy to look at having an exemption from licensing for genuine "true blue" DIYers, but we would not tolerate the introduction of a more wider exemption.

While we want to keep unnecessary regulatory interventions in check, we also don't want to have a half-baked licensing scheme that exempts the very builders that we know will benefit the most from being part of a licensing regime, and that exempts those builders that are creating most of the problems.

Nor do we think it's sensible to turn a blind eye to what has worked in this area in other countries — all the states of Australia, for example, have licensing exemptions just for DIYers, and all are working harder to make sure they apply to true-blue DIYers only, exactly as we are recommending to the Minister and the Government for New Zealand.

So, we still have some unfinished business to work through, and we will continue to work with the Government, regardless of its colour, to ensure we get the right regulatory framework for our industry.

But woven right through all these industry issues I have just canvassed, there's one theme that remains unchanged — the ongoing industry drive for quality, as exemplified in our House of the Year and Commercial Project of the Year Awards programmes.

Without a doubt the quality bar gets higher and higher each year, and it's difficult to see where it's going to stop! And, slightly jokingly of course, we perhaps should slow down that quality trajectory a little — it's making the Awards judging programme that much harder, with the smallest of margins between winners further narrowing each year.

I had the distinct privilege of attending another seven local House of the Year events this year, and it continues to amaze me how stunningly fantastic these events are.

Each one is personalised around the local regional flavour, each at the right level of quality given the Awards being handed out — just all-round great events. So, can I personally compliment and thank all the Associations for that great work.

And because of those local competition events, we are here this evening recognising the top

100 homes and buildings in New Zealand — and a stunning showcase we have again tonight.

Our bronze, silver and gold quality marks have been setting a benchmark for members since 2004, and we have been celebrating the very best of our craft through these awards since 1991.

So, we still have some unfinished business to work through, and we will continue to work with the Government, regardless of its colour, to ensure we get the right regulatory framework for our industry.

Last year, we introduced a new system of national judging. This saw our locally-appointed panels replaced with seven national panels that travelled the country judging all homes in their allocated categories.

This involved a major new investment by Registered Master Builders to invest in the quality of this programme and the consistency of our judging standards, and we're pleased to see the fruit of this approach here again this year, this evening.

I would like to take this opportunity to extend a warm thanks to our judging panels, most of whom are here tonight. They gave up many days of their time, with minimal recompense, to judge all our entries.

This year we again saw almost 700 entries, reflecting our members' commitment to quality services for customers.

These Awards are made possible by a number of sponsors at local and national level. This evening special thanks go to our national principal sponsor PlaceMakers, who also sponsor the PlaceMakers Renovation Awards.

A special welcome to the CEO David Edwards, and many of his national office and regional JV team members. David, welcome to you and your team.

We also acknowledge the invaluable support of our loyal and committed team of national supporting sponsors, including GIB Living Solutions, James Hardie, Pink Batts Ultra, Mico Bathrooms, Housing New Zealand Corporation, Nulook, Future-Proof Building and Seismic.

We're also thrilled to be joined once again by national event sponsors QBE Insurance Ltd and the Department of Building and Housing.

Thank you also to our table sponsors this evening — GIB, Mico Bathrooms, Carters, ITM, James Hardie, Nalco, PlaceMakers National Office, Right House Ltd, Tasman Insulation – Pink Batts, Wattyl (NZ) Ltd, Building Research, Department of Building and Housing, Alpwood, Architectural Profiles Ltd and Pacific Steel. Thank you to you all for your support tonight.

Finally, thank you to our clients — whether home owners or owners of businesses that work with our members to produce the stunning work that will be presented this evening.

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2008 RMBF Conference on the political horizon

By RMBF president

Ashley Hartley

As Registered Master Builders Federation president, it will be my great pleasure to preside over the RMBF's 108th annual conference in Wellington at the Duxton Hotel on April 24 to 26, 2008.

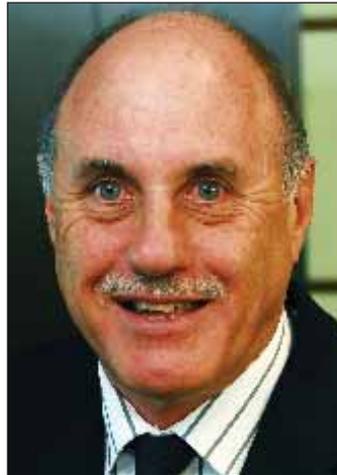
Election year is looming and the politics have started. The RMBF is right in the crossfire between the parties, and we continue to have a say at every opportunity.

Therefore, holding the 2008 conference in the capital, with a theme of "Keeping It Real" is seen by the RMBF as a way of us keeping the politicians and bureaucrats in line.

We've recently been highlighting the significant change that the construction sector is facing with the implementation of builder licensing. We continue to challenge and have considerable debate with the Government over regulation and its effect on the construction industry.

2008 will see a continuation of this, and there will be no let up in the effort by the RMBF to ensure these changes have minimal impact on members and their businesses.

The DIY debate is one such issue the political parties need to "open their eyes" to. Builder Practitioner Licensing, along with other industry reforms, was embarked upon as a result of the leaky homes enquiry to not only improve practises across a whole range of



issues but, more importantly, to protect the consumer.

Because politicians don't wish to become the "bad boys/girls", the initial proposed outcome/s is/are being watered down. The complexities involved in building a home are now huge, and occupants can be at risk if the work is not carried out properly.

So we continue to encourage the politicians to make

the hard calls and get on with the process.

At next year's conference key industry leaders, decision makers, industry stalwarts and, of course, members, will gather to discuss trends, strategies, policy and options that face our industry as we move forward.

This event presents an opportunity for all of us to meet and network with influential figures in the construction arena, including suppliers, customers, service providers, educational bodies and government regulators.

This will be the 30th conference I have attended since becoming involved with the RMBF, and I continue to get immense reward from the event which continues to go from strength to strength.

Several first time attendees to the Taranaki conference this year commented that they "didn't realise what they were missing out on", and that they would definitely be attending in 2008.

I strongly urge all members to attend the conference and begin to reap the rewards of networking with like-minded people belonging to the construction industry's leading organisation.

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Volume builders congratulated

Hundreds of new home owners could be better off and do their bit for energy efficiency thanks to some of this country's largest volume home building and development companies.

Jennian Homes, Stonewood Homes and Golden Homes Christchurch are among the first to participate in EECA's Solar Water Heating Volume Build funding scheme launched in July.

Government spokesperson on Energy Efficiency and Conservation, Jeanette Fitzsimmons says the scheme is an exciting opportunity to demonstrate what the Government and industry can achieve working together to increase the uptake of solar when it is most cost effective — at the time a home is built.

"Partnership with the building industry is important to the success of the solar water heating programme to inform and encourage more New Zealanders to choose solar water heating, especially when constructing new homes," Ms Fitzsimmons says.

"I applaud Jennian Homes, Stonewood Homes and Golden Homes Christchurch for showing leadership and foresight by committing to the scheme. New home owners will find they have a more valuable asset and cheaper hot water, while the environment will benefit from lower carbon emissions."

The scheme is a component of the Government's \$15.5 million investment in a solar water heating programme resulting from its cooperation agreement with the Green Party.

It forms part of its broad approach to promoting sustainability, energy efficiency and renewable sources of energy. Grants are offered to volume builders and developers who construct more than 20 houses a year, to install solar water heating systems onto new properties.

It includes a \$3000 grant to install a solar water heating system on a showhome, and a \$500 grant per home to builders who commit to install solar water heating systems on at least 20 new homes within a year.

Under the programme, solar water heating systems must be products sourced from an accredited supplier and meet criteria for energy performance, cost effectiveness and installation standards.

Volume builders eligible to participate and access the grants are able to reduce the cost to new home owners who wish to install solar water heating systems, by negotiating bulk purchase and packaged arrangements with accredited solar water heater suppliers.

Jennian Homes' and Stonewood Homes' nationwide franchises now offer clients the opportunity to



incorporate a number of features, products and systems that will go towards ensuring their new homes are future-proof and contribute towards energy efficiencies.

Stonewood Homes' director-sales Tony Andersen says the company offers solar as "standard" alongside a number of other energy saving features in all their new eco-friendly homes, allowing significant savings for most home owners.

"This is definitely a step in the right direction towards getting people to take responsibility for their energy consumption. Every little bit helps, and we encourage other builders and their clients to promote and consider solar as a viable alternative," he says.

Jennian Homes has already advised it will be installing solar water heating into 30 new showhomes being built around the country. Through its 30 franchises, the company specifies solar water heating as a preferred option, and is now starting to install solar-ready cylinders into all new homes automatically.

Although the final decision to take up solar ultimately rests with the new home buyer, more people are coming to recognise the ease and benefits solar can offer for a relatively modest additional cost when building a new home.

"A home is generally the largest investment most people will make, so it makes sense to build in as much future value as possible at a time when it's most cost effective to do so," Jennian Homes director Richard Carver says.

"Our clients like to think they can take responsibility for their energy consumption while also safeguarding their home for the future and maintaining its resale value.

"They can expect their energy bills to reduce too, as a result of solar water heating installation — which always appeals!"

Hot water accounts for around \$800 of an average household energy bill. A well-designed and installed solar water heating system can provide up to 75% of a household's annual hot water needs, resulting in significant energy savings. It also helps reduce the carbon footprint of the house by 1.4 tonnes per year.

The Government wants to see a significant step up in the uptake and use of solar water heating systems, at the very least a doubling in the number of systems being installed by 2010.

The comprehensive roll-out of the solar water heating programme launched in 2006 is aligned with other work to promote energy efficiency and renewable sources of energy, including climate change programmes, the New Zealand Energy Strategy and the new National Energy Efficiency and Conservation Strategy.

For more on the solar water heating programme visit www.energywise.govt.nz/solar, or phone 0800 762 7837.

Further details about the scheme can be obtained by emailing solarfinance@eeca.govt.nz.

Licensing concerns reiterated

The Registered Master Builders Federation has reiterated its concerns about key unresolved elements of the Government's Licensed Building Practitioner (LBP) scheme launched on November 1.

The long-awaited scheme signals significant and positive change for the construction industry, according to RMBF chief executive Pieter Burghout.

But yet to be finalised regulation around defining "restricted work" and exemptions to owner-builder improvements (those carried out by DIYers) remains of significant concern.

"Unfortunately the proposed DIY exemption allows a loophole for unscrupulous builders to exploit, as was the case when similar exemptions were introduced in Australia and Canada, and this could potentially jeopardise the whole licensing scheme," Mr Burghout says.

"During the past couple of years, we have worked extensively with the Minister for Building and Construction and the Department of Building and Housing to ensure a licensing regime that is workable for builders and provides solid protection for consumers.

"We are still committed to achieving that outcome."

The RMBF believes once the issues around defining restricted building work and the DIY exemptions are resolved, the new licensing regime will be good for the industry.

"As much as we would like to be wholeheartedly endorsing the scheme, at this point we aren't in a position to do so. We need to see the detail around the DIY issue," Mr Burghout says.

2006 winning lifestyle properties

This is the last of our profiles on the 2006 House of the Year. We look forward to bringing you profiles on 2007 award winners.

An open-plan country home north of Auckland, a chic estate in the Bay of Islands and a stylish dwelling in Wanaka took out three of the Lifestyle Awards in last year's Registered Master Builders 2006 House of the Year, in association with PlaceMakers.

Nautica Homes Ltd took out the Heart of the Home Kitchen Award for its rural homestead in Dairy Flat, Auckland. The award is presented to the home that meets the lifestyle, family and entertaining needs of its owners.

The kitchen's form and function were key elements in the judging criteria. The homestead's kitchen features a 1.3-tonne hand-made concrete bench top, which has shells and stones from throughout New Zealand embedded in it.

The judges were most impressed with this property's kitchen. "The shell-encrusted, hand-made bench top is only one example of the superb craftsmanship evident in this stunning kitchen," they said.

"Designed to impress, with ample space for every imaginable function, this kitchen is not only an entertainer's dream but can cater for day-to-day living with style and impact."

The Mico Bathrooms Excellence Award is given to the home that best illustrates workmanship quality, specification and installation requirements, and functionality. The winning property was the expansive, state-of-the-art, contemporary home in Russell built by Lindesay Construction Ltd, and designed by renowned architect Simon Carnachan.

The residence has an open, minimalist aesthetic with the emphasis firmly on the property's stunning views. This design style is carried through to the bathrooms,



Nautica Homes Ltd took out the Heart of the Home Kitchen Award in the Registered Master Builders 2006 House of the Year, in association with PlaceMakers.

which are spacious, stylish and scenic.

The judges were attracted to the elegant execution of these bathrooms. "The spacious bathrooms in this home are a sight to behold," they said.

The Future-Proof Building Award was presented to Harraway Building Ltd for a property in Wanaka. This award recognises the home that best demonstrates Future-Proof Building, meeting the lifestyles of tomorrow through solutions-driven construction.

This very modern home faces north-west, and is on a gentle sloping section which boasts stunning mountain views. The 5.5m-high ceiling is lined with decorated acoustic panelling and provides fantastic ambience.

The entire floor is polished concrete with in-slab

heating, heated by solar power and diesel.

The competition judges said this home demonstrated a commitment to future-proofing "in the most imaginative ways".

"Solar panels have been located in parts of the garden, and the concrete floors and double glazed windows work in harmony to trap heat. The steel fireplace and acoustic wood panelling create an ambient atmosphere."

The judges reflected that the three winners of the Lifestyle Awards went over and above the competition criteria for each award, displaying top-quality workmanship and creating homes that are superbly suited to New Zealand lifestyles.



Harraway Building Ltd won the Future-Proof Building Award in the Registered Master Builders 2006 House of the Year, in association with PlaceMakers.



Lindesay Construction Ltd won the Mico Bathrooms Excellence Award in the Registered Master Builders 2006 House of the Year, in association with PlaceMakers.

National apprentice finalists announced

The country's top carpentry apprentices have been announced at 10 regional awards ceremonies as part of the Registered Master Builders 2007 Apprentice of the Year, in association with Carters.

The regional winners, who automatically become finalists for the inaugural national competition being held in Wellington this month, are David Stark (Northern), Daniel Pritchard (Auckland), Aaron Blofield (Waikato), Sam Harlen (Bay of Plenty), Brad MacPherson (East Coast), Rhys Forsyth (Central North Island), Matt Sharp (Wellington), Cameron Tocker (Upper South Island), Jacob Johnson-Hurrell (Central South Island) and Blair Stuart (Southern).

Upper South Island regional winner Cameron Tocker says he is looking forward to going head to head with other top apprentices from around the country to compete for the national title.

"The regional competition was a great experience, and it will be good to see how I measure up against the other national finalists. It would be an awesome start to my building career to be named the first ever national Apprentice of the Year in New Zealand," Cameron says.

Each entrant in the competition was interviewed by a regional judging panel comprised of representatives from national sponsors Carters, Registered Master Builders Federation (RMBF) and the Building and Construction Industry Training Organisation (BCITO).

Following the interviews, up to 10 finalists were selected from each region and the judging panels visited each finalist onsite to determine the regional winners.

Carters representative on the Wellington regional judging panel Craig McMahon said selecting a winner

wasn't an easy task, as entries in the region were of an exceptionally high standard this year.

"All the entrants displayed excellent skills and a real passion for the building industry," Mr McMahon says.

Principal sponsor Carters chief executive Stuart Munro says the Apprentice of the Year awards are an excellent opportunity to celebrate the achievements of carpentry apprentices in New Zealand.

"It's important to recognise the valuable role these young apprentices play within the future of the construction industry in New Zealand," Mr Munro says.

RMBF chief executive Pieter Burghout is delighted with the success of the regional Apprentice of the Year events in 2007, and says the first-ever national event in Wellington will set a high standard for the future of the competition.

"Taking the Apprentice of the Year competition to a national level is indicative of the quality of our young apprentices. It is an excellent way to promote the high standard of building in New Zealand," Mr Burghout says.

The Apprentice of the Year competition is part of an initiative to raise awareness of careers in the industry, and is supported by principal sponsor Carters and supporting sponsors the BCITO, RMBF and the Department of Building and Housing.

Each of the regional winners received an Outward



At the East Coast Apprentice of the Year event in Gisborne were, standing, from left: Ian Logan, Hamish Smith, Shaun O'Connor, Joel Steevens, James Gee, Mark Lacey. Kneeling, from left: Brad Macpherson and Matthew Windybank.

Bound leadership course worth \$2500 and a study grant of \$2000, and will compete for the national prize of a trip for two to an Australasian trade show, and associated travel package to the value of \$3500.

The national finalists were flown to Wellington, with up to three guests of their choice, to compete for the inaugural national title on November 5 and 6.

The finalists were interviewed by the national judging panel, and will be hosted for morning tea in the Grand Hall at Parliament by Minister for Building and Construction Clayton Cosgrove.

The national event concluded with a gala dinner at Te Papa on the final day of the competition.

• **A profile of the national winner will feature in the December edition of Building Today.**

• **Further AOY pics and story, page 46.**



Whitianga apprentice wins Waikato

This year's winner in the Waikato region was Aaron Blofield, employed by Brendo Builders in Whitianga.

One of Aaron's major milestones in his apprenticeship has been taking charge of building a \$1.2 million home.

In his spare time, Aaron has relocated and renovated a house that he lives in with his fiancé and two children.

From left: RMBF president Ashley Hartley, Brad Dinnan (Carters), Aaron Blofield and Hamilton East MP David Bennett.

Nailing it Home

News for Registered Master Builders
October 2007

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Licensing Update

After being years in the making, the 1 November launch date for the licensed building practitioners scheme is nearly here. DBH is putting together another round of roadshow meetings to explain the next steps. RMBF are also producing a CD-Rom and DVD resource for members to help them get to know and understand licensing which will be sent to all members around mid November.

We are also revamping our on-line Builders CV to align it to the Licensing application process. It will be a common sense way for members to fill in their application forms with no doubling up of information.

National Certificate in Construction (Leading Hand)

The BCITO has developed the National Certificate in Construction (Leading Hand), which will help those in that role take the next step in their careers.

GETS me that tender

It doesn't matter whether your building business is only residential; it's still a good idea to check out the Government Electronic Tenders Service (GETS) website. All government departments place their current tenders on the GETS website. It doesn't cost anything to register. The GETS website can be found at: www.gets.govt.nz.

GreenBuild goes live

GreenBuild, a national online resource for comparing the environmental and technical characteristics of building products, is now available for viewing at: www.greenbuild.co.nz.

Bachelor of Construction programme — Massey University, Auckland

This programme will be offered by Massey University for the first time in Auckland from 2008. The programme offers qualifications and career options in quantity surveying, construction management and facilities management. Enrolment forms are online at: www.massey.ac.nz.

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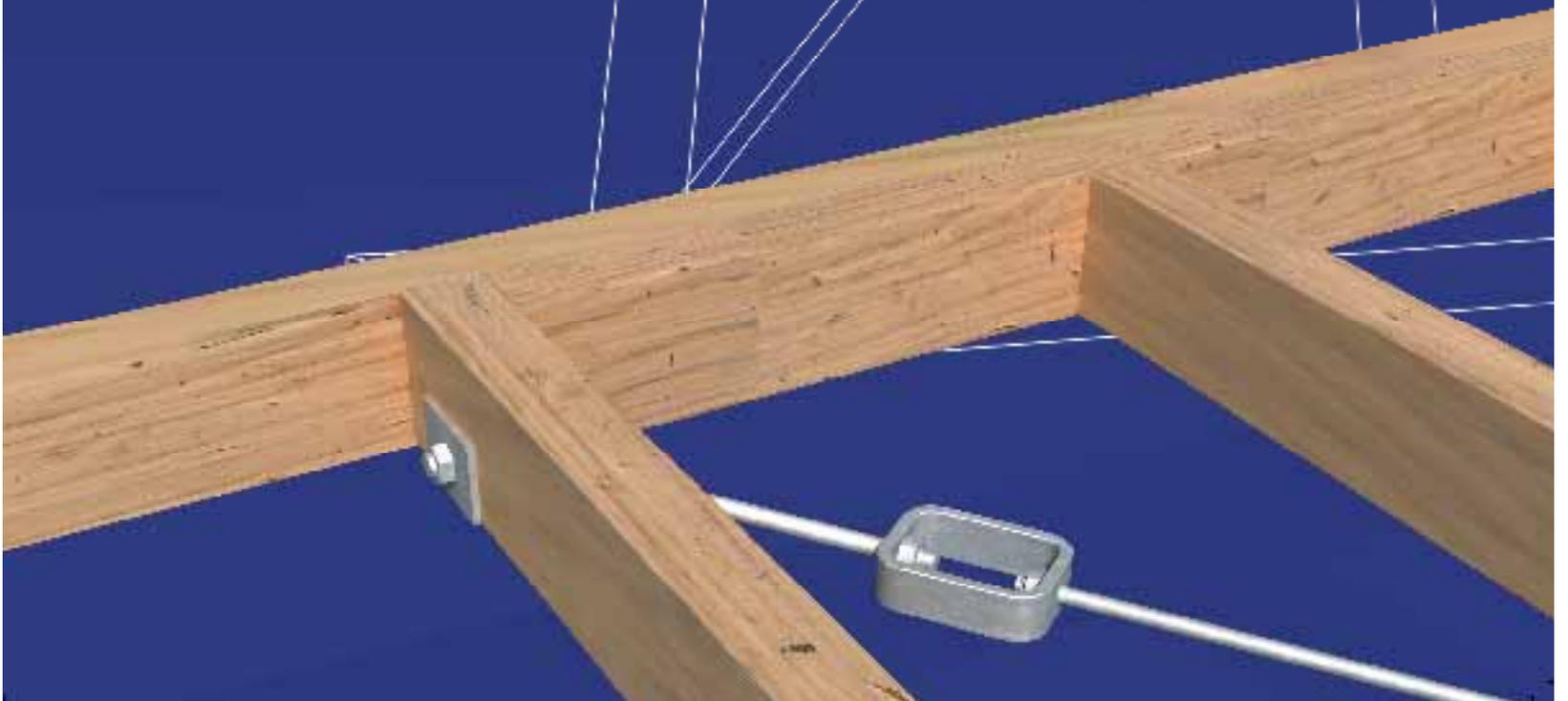
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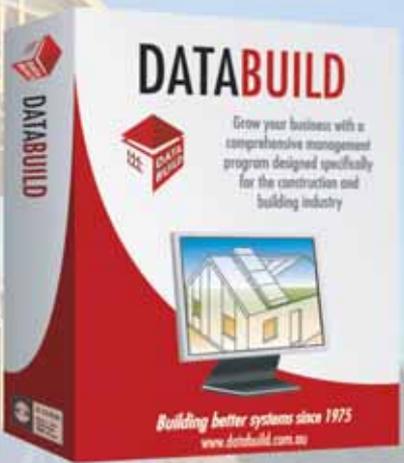
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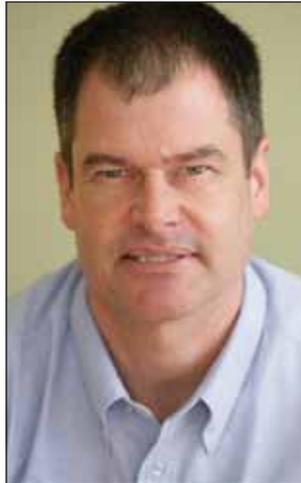
Building consents soften in September

September's decrease in the number of monthly building consents (as against September 2006) reinforced the RMBF's prediction of a softening market this past six to 12 months.

"This is the first actual monthly drop we've seen in numbers of consents in quite some time," RMBF chief executive Pieter Burghout says.

"Having said that, the year to date value of all building consents to September 2007 is up \$732 million (ie, up 6.6% for the year, to \$11.896 million) which evidences the overall increase in value and quality of work being undertaken in our industry — as evidenced by the calibre of entries in our recent House of the Year Awards programme."

Regionally, the largest decrease was in Auckland compared to September 2006, although this region still



RMBF chief executive Pieter Burghout

issued the largest number of new dwelling consents with 454. Increases are still being shown in Wellington

and Canterbury.

Also of note in the releases consent statistics was the 7.3% lift in the annual value of dwelling alterations and additions — up to \$1 billion for the first time ever.

As the new dwelling market cools, that has given some space for the alterations and additions market to lift, mainly because existing home owners can now actually find a builder to do the job for them.

"At almost \$12 billion annual expenditure for the September 2007 year, we have reached a new high in terms of overall yearly industry turnover.

"The construction industry, therefore, continues to fulfil its important role within the New Zealand economy."

We are expecting a further slight softening in 2008, ahead of the market lifting again in 2009.

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BRANZ and DBH explain impact of H1 requirement

Anyone involved in design needs to understand changes

Architects, designers and building officials are among the attendees expected at a series of seminars to be presented by senior BRANZ scientists Nigel Isaacs and Michael Camilleri, and Department of Building & Housing Building standards advisors Nick Locke and Stephen Ward, in November and December.

The seminars will focus on changes to Building Code Clause H1 (Energy Efficiency) and their impact on house design and construction.

"Everyone involved in the design and consent process needs to understand the changes to H1 and what they mean in practice," BRANZ science communications manager Chris Kane says.

"No matter what the public demands, consents will

not be issued unless designs meet the new H1 requirements. It is in everyone's interest that architects, designers and building officials are able to understand the changes from each other's perspectives," he says.

"Typically, they work well together, and these seminars are a way of ensuring they all keep up to date."

The public appetite for understanding sustainability issues, such as planning for energy efficiency in buildings, continues to grow, and BRANZ wants to ensure that architects, designers and territorial authorities, in particular, are receiving clear, unambiguous information that they can then pass on to their clients.

The BRANZ seminars will focus on the practical implications of the changes, including:

- understanding that the changes are substantive, and that window and floor designs will need to change to meet the new regulations,
- explaining whether double glazing is mandatory,
- giving advice on how to achieve the higher R-values required,
- explaining when to use the schedule method and advising on its correct application,
- explaining when to use the calculation method and advising on its correct application, and
- outlining tools that help use the calculation method.

Mr Isaacs and Mr Camilleri are internationally-recognised scientists and energy specialists, and are both well qualified to comment.

A full schedule of dates is published on the BRANZ web site.

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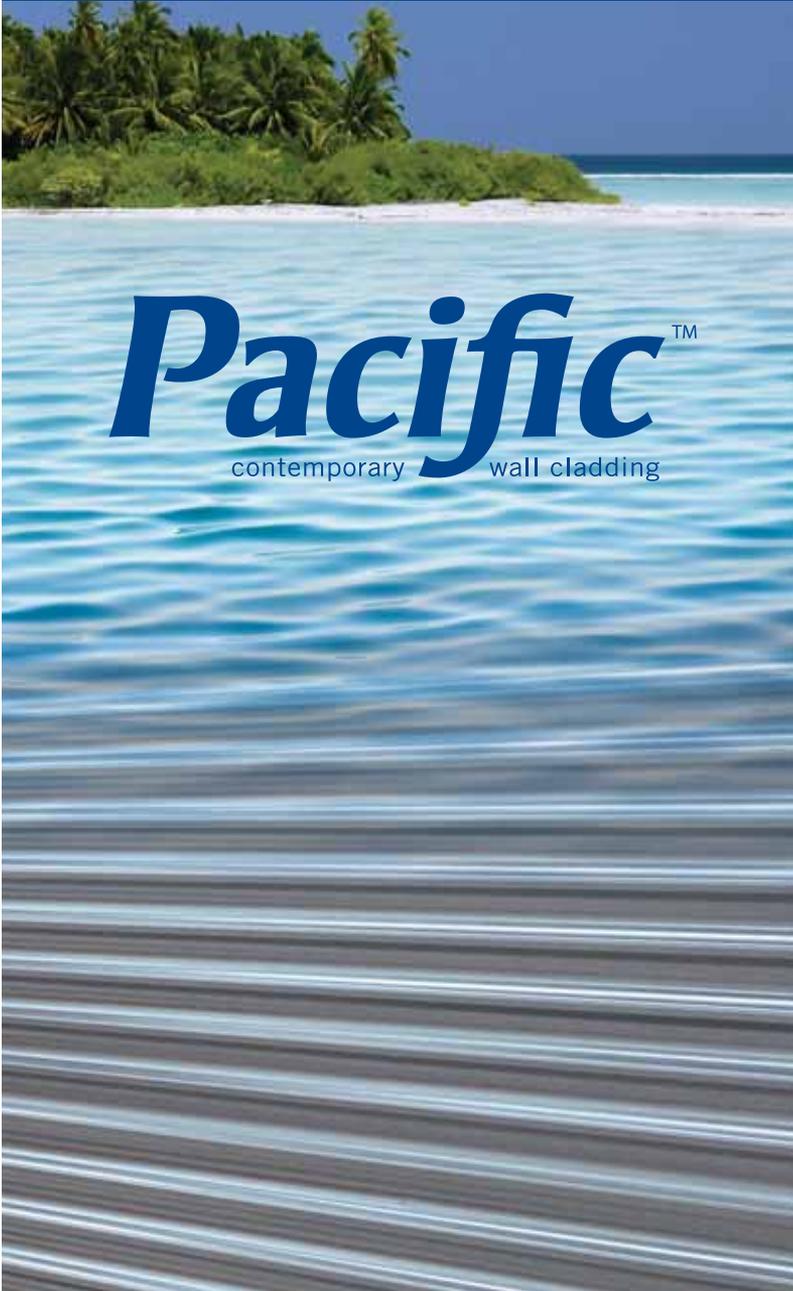
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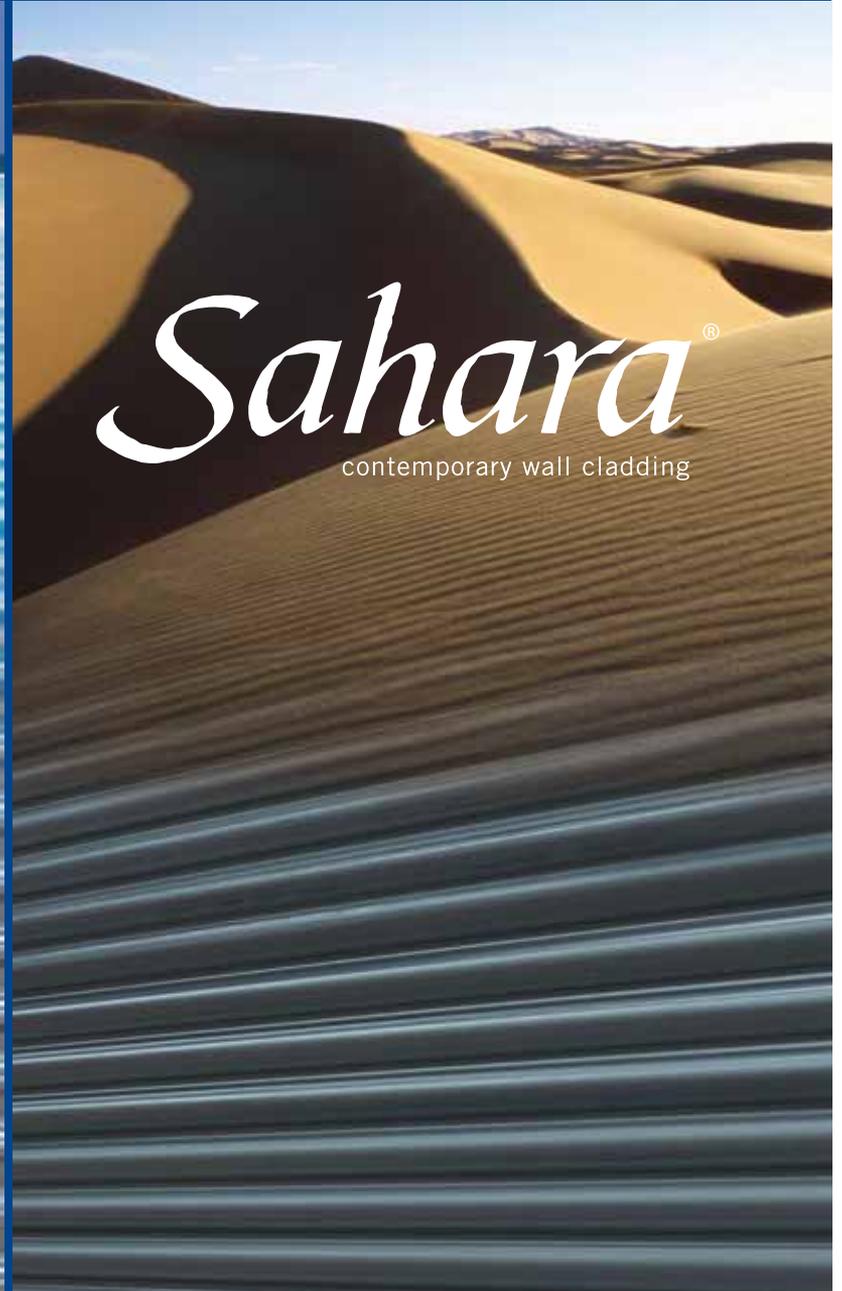


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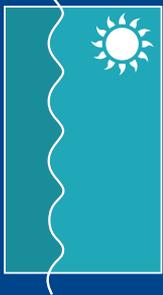


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Judges had 'work cut out' for them

kitchen and mirrored-glass tile alcove purpose-built to display a Harley-Davidson motorcycle.

The competition's national residential judges, Graeme Sutton and Rolly Adams, said the outstanding attention to detail and flawless execution made this home the standout winner.

Mainzeal Property and Construction Ltd took home the RMB Commercial Project of the Year for the upgrade of Burwood Hospital's Surgical Services Unit in Christchurch.

The facility, which was completed in March this year, replaced three small outdated operating theatres with four state-of-the-art operating theatres.

The new unit has been designed to make patients' comfort paramount, and optimises natural light to create a restful ambience.

Head commercial judge Graham Mallett says the end result is a functional and aesthetically pleasing building that can better meet the demands of patients.

Registered Master Builders Federation chief executive Pieter Burghout says the quality of National Gold Reserve finalists in this year's House of the Year and RMB Commercial Project Awards were extremely high, and the judges had their work cut out choosing the winners.

"This competition has been embraced by a huge number of builders from all over New Zealand, and has set a new benchmark for quality workmanship in commercial and residential building sectors. It is proof that the construction industry is in extremely fine shape."



J J Oskam Builders Ltd's 2007 Placemakers Supreme Award winning house.



Mainzeal Property and Construction Ltd won the RMB Commercial Project of the Year with this entry.

South Island properties scooped the top awards at the Registered Master Builders 2007 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers held in Auckland recently.

An opulent family home in Dunedin and the recently upgraded Burwood Hospital Surgical Services Unit in Christchurch took out the supreme awards at a black-tie gala dinner at Auckland's SkyCity Convention Centre.

Prime Minister Helen Clark and Minister for Building and Construction Clayton Cosgrove joined more than 800 builders and industry leaders to celebrate the best new homes and commercial buildings in New Zealand.

The 2007 House of the Year was awarded to builders J J Oskam for a new family home in Maori Hill, Dunedin, described as "a modern interpretation of some of Otago's notable stately homes".

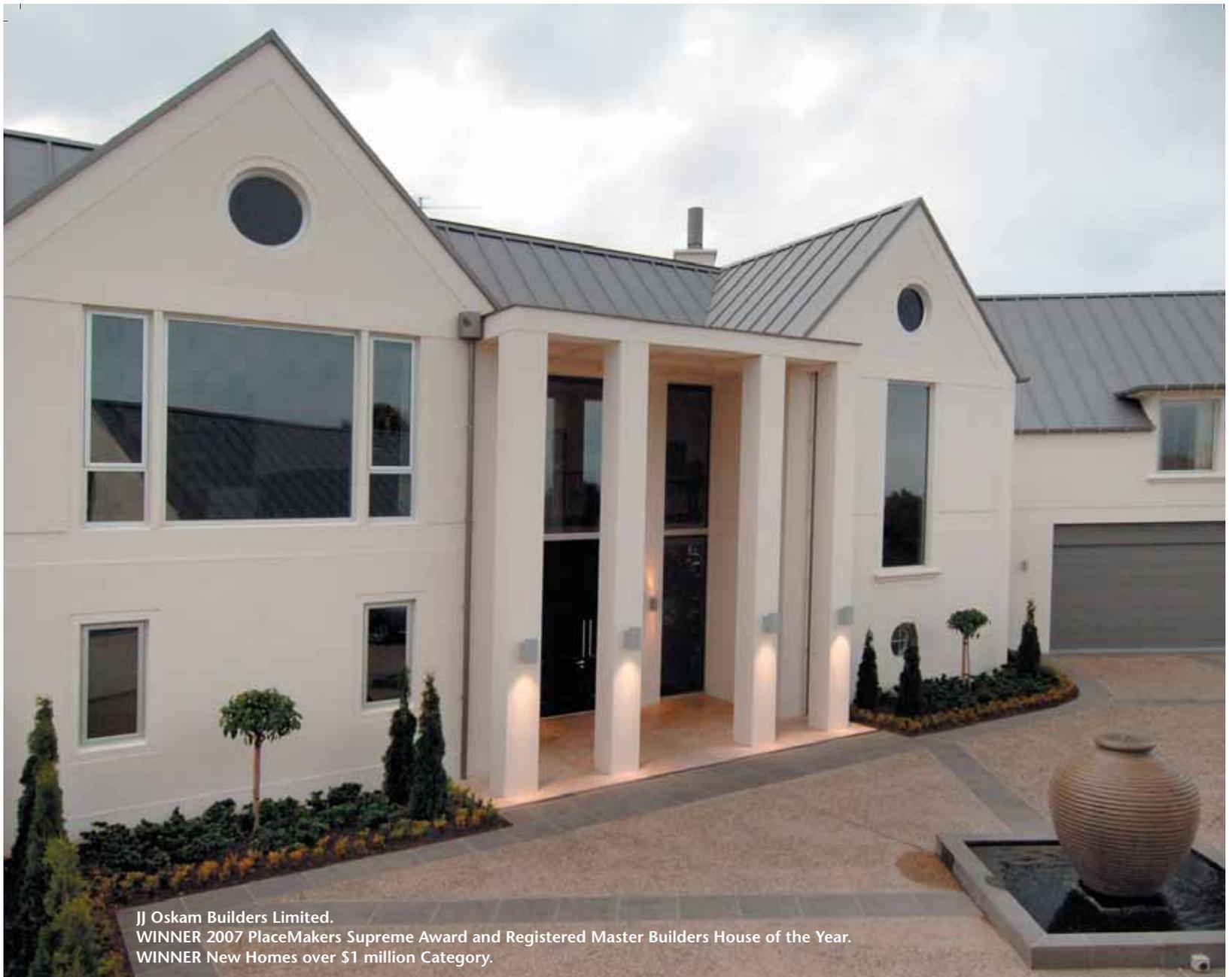
Its features include an indoor swimming pool, wine cellar, chef's

David Edwards, chief executive of principal sponsor PlaceMakers, says the Registered Master Builders House of the Year competition demonstrates the quality and high standards of building in New Zealand.

"PlaceMakers is proud to support this competition and help recognise and reward excellence in the construction industry.

"We congratulate all National Gold Reserve finalists and this year's national award winners," Mr Edwards says.

The 100 finalists — all National Gold Reserve Award winners — were selected from almost 700 entrants in 20 regional competitions held throughout June, July and August.



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Registered Master Builders 2007 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers



National Winners

House of the Year

PlaceMakers Supreme Award and 2007 Registered Master Builders House of the Year

J J Oskam Builders Ltd
Site location: Maori Hill, Dunedin

PlaceMakers Renovation Award up to \$250,000

Alteration Specialists Ltd
Site location: Palmerston North

PlaceMakers Renovation Award \$250,000 to \$500,000

Les O'Connell Builders Ltd
Site location: Kaiapoi

PlaceMakers Renovation Award over \$500,000

A J Brown Building Ltd
Site location: Nelson

New Homes under \$250,000

Haven (NZ) Ltd
Site location: Pukekohe

New Homes \$250,000 — \$350,000

Glencoe Construction Ltd
Site location: Whakatane

New Homes \$350,000 — \$450,000

David Reid Homes Taupo Ltd
Site location: Kinloch

New Homes \$450,000 — \$600,000

Urbo Homes
Site location: Whangarei

New Homes \$600,000 — \$1 million

Design Construction Ltd
Site location: Fendalton, Christchurch

New Homes over \$1 million

J J Oskam Builders Ltd
Site location: Maori Hill, Dunedin

Nulook Builder's Own Home Award

Rob van Weerd Construction Ltd
Site location: Hamilton

James Hardie Show Home Award

Rod Percival Builders Ltd
Site location: Whitianga

Housing New Zealand Community Development Award

Tasman Holdings Nelson Ltd
Site location: Nelson

Lifestyle Awards

GIB Living Solutions® Award

Les O'Connell Builders Ltd
Site location: Kaiapoi

Pink® Batts® Ultra™ Energy Efficiency Award

Design Construction Ltd
Site location: Fendalton, Christchurch

Heart of the Home Kitchen Award

Clive Barrington Construction Ltd
Site location: Christchurch

Mico Bathrooms Excellence Award

A J Brown Building Ltd
Site location: Nelson

Future-Proof Building™ Award

Rod Percival Builders Ltd
Site location: Whitianga

2007 RMB Commercial Project Awards

2007 RMB Commercial Project of the Year

Mainzeal Property & Construction Ltd
Site location: Burwood Hospital - Surgical Services Unit, Christchurch

QBE Insurance Retail and Business Project

McKee Fehl Constructors Ltd
Site location: The Executive Wing (The Beehive), Wellington

Department of Building and Housing Education Project

Naylor Love Ltd
Site location: Leith View Arana Halls of Residence, Dunedin

Seismic® Industrial/Utility Project

Naylor Love Central Division
Site location: Queenstown Courthouse, Queenstown

Health Project

Mainzeal Property & Construction Ltd
Site location: Burwood Hospital - Surgical Services Unit, Christchurch

Tourism and Leisure Project

Calder Stewart Construction Ltd
Site location: I.L.T. Velodrome, Invercargill

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Te Tari Kōwhiri iHāere



2007 PlaceMakers Supreme Award

J J Oskam Builders Ltd

Site location: Maori Hill, Dunedin

Architect/Designer: Mason and Wales Architects



Set on a commanding site in the suburb of Maori Hill, with views over Dunedin, is a distinguished new family home.

The style of the house is a modern interpretation of some of Otago's notable stately homes. The property has been designed and constructed as a synthesis of tradition and innovation, with the highest level of craftsmanship and the latest technology employed throughout.

The exterior is clad in subtly textured, cream-coloured plaster, articulated with smooth borders that mark the various architectural elements of the building, and has zinc tray roofing. The interior is crafted with an accumulation of patterns and textures that have been detailed in to the floor coverings, timber profiles, joinery and ceilings.

An opulent level of finish is evident throughout the property, with splendid interior furnishings and comprehensive landscaping right down to the smallest of details.

Features include an indoor swimming pool connected to the living spaces by a glazed sunroom, an underground wine cellar beneath the grand entry space, a chef's kitchen and a home theatre.



What the judges said

Sometimes in a field of exceptionally high quality, one entry stands out: this elegant, beautiful home has it all and was a clear supreme winner. Not a detail has been overlooked.

Among the many standout specifications are a mirrored glass-tiled alcove, games room, sauna and twisted staircase.

It is obvious those involved in the project forged very close, compatible relationships — the owners, the architects and the builder and his team have produced a most remarkable result.

The commitment and skill of these individuals, and their ability to liaise and bring to fruition each and every facet of this project to such an outstanding and flawless conclusion is a credit to them all.

Indeed, this home is one in which not only the builder but the whole industry should be justifiably proud — a fine winner from a field of high quality entries!



2007 RMB Commercial Project of the Year

Mainzeal Property & Construction Ltd

Site location: Burwood Hospital - Surgical Services Unit, Christchurch

The need for efficient patient flow was the key requirement for the design of the new Burwood Hospital Surgical Services Unit to replace three small, outdated operating theatres and ancillary areas built in 1963.

The new unit consists of four elective orthopaedic surgery theatres, a sterilisation unit, a 16-bed pre-op and recovery area, a 12-bed special care unit and a 30-bed surgical ward.

In-patient areas of the mainly single-storey design have a domestic feel with plenty of natural light and bedrooms opening on to planted courtyards. Double glazed windows are energy efficient and sound proof, and durable materials, including precast concrete panels and brick, ensure the unit's exterior will be low-maintenance.

The need for patient flows to be as logical and efficient as possible determined the layout of the facility, so patients could have a better experience in hospital, staff could process them and handle equipment more efficiently, and theatre throughputs could be maximised.

A dedicated entry with parking directly outside, wide theatre corridors, automatic doors and open-plan, pre-op and recovery areas all helped to achieve this.

The new facility was designed by Sheppard and Rout Architects of Christchurch and Klein Architects of Auckland in consultation with Burwood's clinical staff. Mainzeal won the contract to construct the facility which took 14 months to build and was completed on time despite some of the worst winter weather in Canterbury for decades.

The building is complex, with several specialised services including medical gases, HEPA-filtration, humidification and provision for a large amount of clinical equipment installed separately by the client.

Mainzeal ensured that the construction did not adversely affect the running of the hospital by liaising with staff over temporary shutdown of services and ensuring that construction dust and noise was not a problem.



What the judges said

This highly specialised new facility with four state-of-the-art, world-class operating theatres and areas ensures that Burwood Hospital can better meet its patients' needs and make their comfort a top priority. The patients' rooms are very smart and have views out to courtyards and gardens.

The construction team are to be commended for accommodating the building's complex elements and ensuring the hospital continued to function while building was under way.

The workmanship is remarkable and the property has a very restful ambience with lots of natural light. It's a credit to the construction company and an asset to Christchurch and New Zealand.



Lifestyle Awards



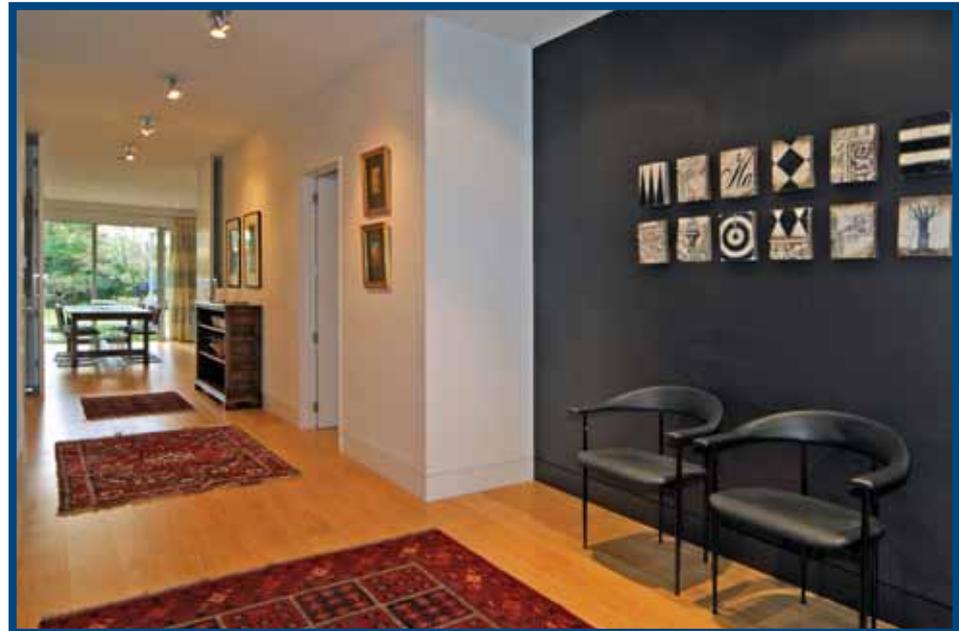
GIB Living Solutions® Award
Builder: Les O'Connell Builders Ltd
Site location: Kaiapoi

Refer to feature on page 28



Pink® Batts® Ultra™ Energy Efficiency Award
Builder: Design Construction Ltd
Site location: Fendalton, Christchurch

Refer to feature on page 34



FUTURE-PROOF BUILDING

Future-Proof Building™ Award
Builder: Rod Percival Builders Ltd
Site location: Whitianga

Refer to feature on page 39



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Lifestyle Awards



MICO Bathrooms

Mico Bathrooms Excellence Award
Builder: A J Brown Building Ltd
Site location: Nelson

Refer to feature on page 29



Heart of the Home Kitchen Award
Builder: Clive Barrington
Construction Ltd
Site location: Christchurch

Judges comments:

This is an efficient and very workable kitchen which is exceptionally proportioned.

The timber work and joinery is beautifully done and has been fitted most admirably into the original home.



PlaceMakers Renovation Award up to \$250,000



Alteration Specialists Ltd

Site location: Palmerston North

Architect/Designer: Barrakuda Designs



What the judges said

Every aspect of this renovation fitted superbly with the original character of the house. The renovation was extremely well planned and organised, and the workmanship was impeccable.

The detail in the plaster and finish work engaged a craft that was practised 40 to 50 years ago, and the workmanship of this feature was impressive.

Walking into this newly renovated house, it is impossible to tell where the original house ends and the renovations begin. The style of this elegant 1930s two-storey Georgian home has been maintained throughout with the use of wide rimu skirting and architraves, tongue and groove rimu flooring and wooden joinery.

Although the extension only increased the building's floor area by 15sqm, the alterations have made a dramatic improvement to the downstairs living areas.

The kitchen was relocated and expanded to create a space perfect for entertaining, and the existing awkward access through the living areas was transformed to create a seamless flow between the kitchen, dining area and family room.

Extensive decking and a covered outdoor area have created the indoor-outdoor flow the owners were seeking. As many materials as possible were reused in the renovation process, including doors, windows, architraves, skirting and wooden floorboards. The existing garage was demolished and replaced with one more fitting to the style of the house.



Other Gold Reserve National Finalists:

O'Connell Construction SC Ltd. Site location: Timaru

Robert Caldana Builder Ltd. Site location: Punakaiki

PlaceMakers Renovation Award \$250,000 to \$500,000



Les O'Connell Builders Ltd
Site location: Kaiapoi
Architect/Designer: Stewart Ross Architecture



What the judges said

This is a seamless addition to a very fine home. The workmanship is expert and beautifully executed. The high ceilings and exposed roof cavity added a level of complexity to the project which the builder has handled exceptionally well.

Stunning recycled hardwood wharf beams used as a ceiling feature in the living space have been combined very well with modern materials. The living spaces now have a lovely flow to the outdoor living areas.

The owners of this home are very much a no-clutter family and the design of this extension reflects that. They entertain a lot and both parents love cooking, so they enjoy the kitchen being an extension of the living-dining area.

The living areas flow through bifold doors on to two courtyards. One to the north-east has a triangular hardwood deck surrounded by 600x600mm solid concrete walls, and overlooks the tennis court.

The other to the north-west has an in-ground swimming pool with spa pool, changing/shower room and polished concrete barbecue. This area is surrounded by a split riverstone wall which runs back into the home's main living areas and supports the gas fires and entertainment units.

This alteration demonstrates how good design can truly unify a home's indoor and outdoor living areas.



Other Gold Reserve National Finalists:
Haines Building Ltd. Site location: Taupo
Adobe Enterprise Ltd. Site location: Kaimai Downs, Tauranga

PlaceMakers Renovation Award over \$500,000



A J Brown Building Ltd

Site location: Nelson

Architect/Designer: Arthouse Architecture



What the judges said

This is an immaculate renovation by a builder at the top of his craft. This extensive renovation has been so well executed that it's hard to see where the addition has been made. The craftsmanship in the fretwork and detailed verandah was particularly outstanding.

The spacious bathroom was quite something, with beautifully executed tile work and a nicely integrated shower.

This is a grand extension in keeping with the grandeur of the original home.

Renovating this three-storey inner-city Nelson home was a joint project between Arthouse Architecture, A J Brown Building and the owners.

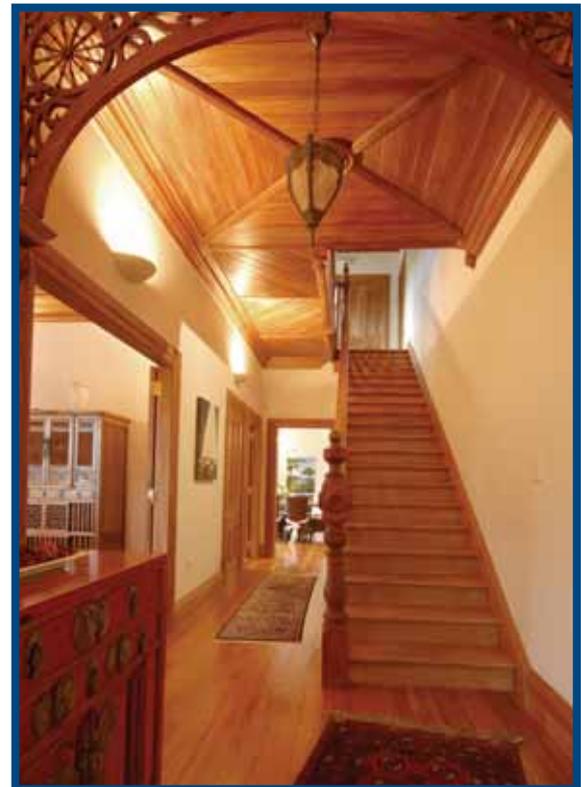
Sited on a sunny, north-east facing hill behind a cathedral, the four-bedroom home is more than 100 years old. It is surrounded by covered and uncovered decks — one large concrete deck leads to a beautiful swimming pool, while the master bedroom has its own private deck.

The master bedroom's ensuite features a twin-headed shower, a recycled bath, recycled timber and a heated tile floor. An old fireplace in one of the home's living areas has been retained purely for aesthetics as the house is kept warm by a gas central heating system.

The gate and front door are operated by remote control and the whole house is future proofed, including the bedrooms being wired for high-speed internet access.

There are five living areas and large French doors can provide privacy when entertaining, or nearly all of the middle floor can be opened up to create more space.

The large open-plan country-style kitchen has two separate work areas, and is fitted with high-quality appliances.



Other Gold Reserve National Finalists:

Clive Barrington Construction Ltd. Site location: Christchurch

N T Stevens Ltd. Site location: Mt Victoria, Wellington

Moyle Construction Ltd. Site location: Omokoroa, Tauranga

New Homes under \$250,000

Haven (NZ) Ltd

Site location: Pukekohe

Architect/Designer: CTM Architectural Ltd



Haven was approached to design and build this contemporary home for a young couple in their early 20s. They had very specific design requirements — the home needed to be cost effective while still being functional and fashionable.

Clad in Linea weatherboard and grooved plywood, the contrast in colour and texture has created a home that is not only eye-catching but meets the clients' request for a maintenance-free exterior.

On entering through the front door, visitors are greeted with a feature wall covered in a woven bamboo paper. This continues around the corner into the living area.

The owners enjoy entertaining, so wanted plenty of indoor-outdoor flow. A large double ranchslider opens from the designer kitchen on to an expansive deck. When the doors are open, the living area is doubled in size.

An "awning" was created by extending the roofline to cover a large portion of the main deck. This was an important feature requested by the owners, allowing them to enjoy valuable leisure time outside while sheltered from the sun.

What the judges said

You couldn't find better value for money. The clever design makes the most of the space with a very modern open-plan lounge, kitchen and dining area that flows to a large deck — perfect for indoor-outdoor entertaining.

The quality of work from all contractors is of a very high standard.



Other Gold Reserve National Finalists:

Generation Developments Ltd. Site location: Hamilton

Homeworx Design & Build Ltd. Site location: Havelock North

New Homes \$250,000 - \$350,000

Glencoe Construction Ltd

Site location: Whakatane

Architect/Designer: Pyramidz Design



This striking dwelling in the centre of Whakatane has been designed to suit the owner's busy lifestyle. The design is minimalist and features a mono pitch roof and large north-facing windows which capture sun all day. The exterior cladding is Linea and Titan board painted in contrasting greys.

The features in this house are numerous from the moment you step through the lacquered front door. The internal colour scheme has a white on white theme which is complemented by the stack bonded concrete block entry wall and exposed concrete floors. The kitchen is stunning with its large walk-in scullery, stainless steel and Caesar stone bench tops and lacquered cupboard fronts.

The house has an underfloor heating system using heat pumps as the power source, with a large gas feature fireplace in the lounge. Solar panels have been installed for water heating.

The section has been landscaped, with a pond opposite the front entry and a fully landscaped courtyard.

What the judges said

This is a delightful new home built on a well-established site. The original structure was demolished, making way for this modern and stylish home.

From the moment you walk through the front door you are charmed by the design, which wholeheartedly embraces the concept of indoor-outdoor flow and captures all-day sun.

Solar heating heats the hot water, and passive heating along with heat pumps will keep the home warm when the sun isn't shining.

All in all, this is an extremely well-built and finished property.



Other Gold Reserve National Finalists:

Jalcon Homes, JAL Developments Ltd. Site location: St Heliers, Auckland

David Reid Homes Whangarei Ltd. Site location: Ngunguru, Whangarei

Benchmark Homes. Site location: Styx Mill Country Club, Christchurch

Tomlinson Construction. Site location: Blenheim

New Homes \$350,000 - \$450,000

David Reid Homes Taupo Ltd

Site location: Kinloch

Architect/Designer: ADR Concepts



The modern architectural style of this stunning residence is softened and anchored to the land by extensive use of cedar and schist, and flows from the entrance over three levels following the contours of the land.

Four bedrooms, including a guest suite, allow ample accommodation for family and guests. The private master suite and spa bath enjoy views of the marina and lake, and provide access to a deck shared with the living area.

Innovative lighting throughout sets the relaxed mood of the home, and a magnificent kitchen forms the centrepiece of the open-plan living area. It features Bisazza stone tops, a wine cooler, rubbish compactor and silver haze doors and drawers.

A Jotul fire with wetback and a solar option provides heating to the tiled kitchen and dining areas, while a recessed living and family area has a Jetmaster open fire and schist surround complete with a raised hearth to create a lodge-like cosy ambience.

A large hardwood deck provides indoor-outdoor flow from the kitchen, and a panoramic picture window enables enjoyment of the views through the lounge area while being sheltered from the prevailing wind.

What the judges said

The design of this modern home makes the most of its stunning location overlooking the Kinloch marina and lake. Even the spa bath takes in the view.

The multi-level structure follows the contours of the land creating a cascading flow from kitchen through to lounge. This is a very well-built home indeed.

Other Gold Reserve National Finalists:

Peter Richards Builders Lockwood. Site location: Acacia Bay, Taupo

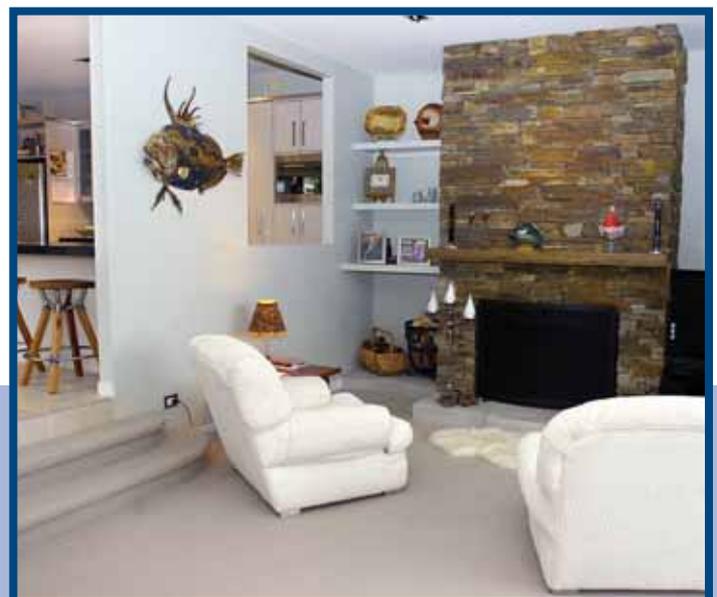
Ian McCully Builders Ltd. Site location: Wakefield, Nelson

Inhaus Ltd. Site location: Richmond, Nelson

True Style Homes Ltd. Site location: Horsham Downs, Hamilton

Kuriger Builders Taranaki Ltd. Site location: Opunake

Kodesign Builders Ltd. Site location: New Plymouth



New Homes \$450,000 - \$600,000

Urbo Homes

Site location: Whangarei

Architect/Designer: Izba Architecture



Situated on a private lifestyle block, the clients wanted a home that was close to town but a real getaway from their busy lifestyle.

This home is of a contemporary design and uses a combination of vertical shiplap cedar, solid plaster and local volcanic stone in the entrance pillar.

The clients enjoy entertaining, and a particular requirement was open-plan living, with indoor-outdoor flow to a covered dining and fireplace area outside, which has a lean-to roof and exposed macrocarpa rafters.

The pivot entrance door opens to the main living area, which has a raking ceiling with a tongue and groove finish and skylight to provide extra natural light.

The designer kitchen is well placed in this room, opening on to a hardwood servery via bifold bench windows. There is a corner window seat which is an ideal spot for reading a book in the sun.

The second living area is a home theatre with wiring for surround sound and TV.

The master bedroom is at one end of the house, and is a true retreat.

What the judges said

This home is a real getaway and makes the most of the lifestyle block setting. The design makes exceptional use of the central living space, which really is the heart of this home.

The outdoor living area was an essential part of the client's brief and has been brought to life by a very capable builder. The home is well built and finished to an extremely high standard.



Other Gold Reserve National Finalists:

Lily Builders Ltd. Site location: Moana, Westland

Rutherford Homes. Site location: Huntington, Hamilton

Character Homes Ltd. Site location: Ohoka, Canterbury

John Creighton Builders Ltd. Site location: Christchurch

Glencoe Construction Ltd. Site location: Waikite Valley, Rotorua

New Homes \$600,000 - \$1 million

Design Construction Ltd

Site location: Fendalton, Christchurch

Architect/Designer: Michael Idiens Architect



What the judges said

This two-storey house is admirably suited to its inner-city site. The extensive concrete construction with plaster finish makes for a very durable and modern home.

The insulation of this home is outstanding and of the highest specification, and the detailed work of the builder is duly commended by this award.

This architecturally designed contemporary home provides everything required for family living. Sited at the front of the section, the house maximises the sunny northern aspect of the property.

The pivoting entrance door opens to a gallery with oak timber flooring flowing to an open-plan family living, dining and kitchen area. The formal living room, den and study provide flexibility for good family living.

Extensive use of glass on the north-facing wall ensures light-filled living spaces and warmth from winter sun. Bifold

doors open to an outdoor paved area, with a garden and pool. Louvres provide the ability to filter the light to the outdoor living area as well as the interior living spaces.

Upstairs there are four spacious bedrooms, the main bedroom with ensuite, and ample storage. A guest room and bathroom is located downstairs.

The owners work from home, and the upstairs office with its own external access creates an excellent work environment. Louvres provide privacy as well as filtering the light.

The extensive concrete construction with plaster finish, metallic louvres, Eurotray roof and solid doors are key features of a very durable design. They are complemented by clever use of colour, fabrics, glass, tiles, timber and carpet.

Other Gold Reserve National Finalists:

Novatec Homes. Site location: Omaha

Mark Prosser Builder Ltd. Site location: Taitapu

Allwood Manning Ltd. Site location: St Heliers, Auckland

Mitchell Homes. Site location: Clevedon, Auckland

Darrell Trigg Builder Ltd. Site location: Ruakaka

Nautica Homes Ltd. Site locations: Mangawhai Heads & Dairy Flat

Broadway Construction Company Ltd. Site location: Ngatea

Cunningham Building & Construction Ltd. Site location: Invercargill

Colin Thorn Builder Ltd. Site location: East Taieri, Dunedin

Trend Construction Ltd. Site location: Whangaparaoa

Welch Builders & Construction Ltd. Site location: Havelock North

Real Builders Ltd. Site location: Rangiora

Trubet Holdings Ltd. Site location: Richmond, Nelson

Barton Builders Ltd. Site location: Piha

D R Borman Ltd. Site location: Carterton

Horncastle Homes Ltd. Site location: Hampton Grange, Christchurch

Haimes Building Ltd. Site location: Taupo

Jennian Homes Rodney Ltd. Site location: Matakana



New Homes over \$1 million

J J Oskam Builders Ltd

Site location: Maori Hill, Dunedin

Architect/Designer: Mason and Wales Architects



Other Gold Reserve National Finalists:

B J Wilson Builders Ltd. Site location: South Head, Helensville

Haimes Building Ltd. Site location: Acacia Bay, Taupo

Moors Construction Ltd. Site location: Waimanu Bay, Auckland

D & M Builders Queenstown Ltd. Site location: Queenstown

W Hamilton Building Ltd. Site location: Arrowtown

Southam Builders Ltd. Site location: Whitford

Shaw Builders Ltd. Site location: Papamoa

Matex Properties Ltd. Site location: Khandallah, Wellington

Barton Builders Ltd. Site location: Piha

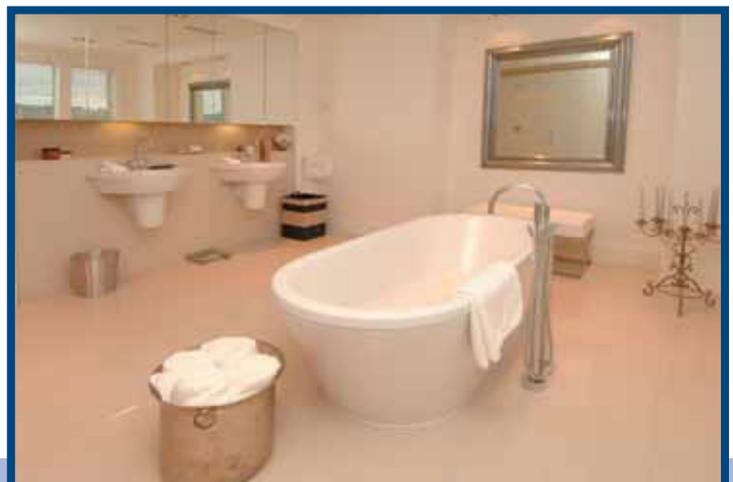
R & A Windsor. Site location: Te Awamutu

Marty van der Burg Builders Ltd. Site location: Half Moon Bay, Auckland

Moyle Construction Ltd. Site location: Mt Maunganui

A J Saville Builder Ltd. Site location: Millbrook Resort, Arrowtown

Murray Pedersen Builders Ltd. Site location: Mt Maunganui



Refer to feature on page 22



Category: Nulook Builders Own Home Award
 Builder: R & J Homes Ltd
 Nulook Licensee: Nulook Wanaka Ph: 03 443 1390



Category: New Homes \$600,000 - \$1million
 Builder: Allwood Manning Limited
 Nulook Licensee: Nulook Kumeu Ph: 09 412 8569

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Category: New Homes \$450,000 - \$600,000
 Builder: Character Homes Ltd
 Nulook Licensee: Nulook Canterbury Ph: 03 389 6466



Category: New Homes \$600,000 - \$1million
 Builder: Real Builders Ltd
 Nulook Licensee: Nulook Canterbury Ph: 03 389 6466



Category: New Homes Over \$1million
 Builder: R & A Windsor
 Nulook Licensee: Cambridge Aluminium Ltd Ph: 07 827 8367





Category: PlaceMakers Renovation Award up to \$250,000
 Builder: O'Connell Construction SC Ltd
 Nulook Licensee: Morse Glass & Aluminium Ph: 03 688 3062



Category: James Hardie Show Home Award
 Builder: Kodesign Builders Ltd
 Nulook Licensee: Nulook New Plymouth Ph: 06 758 5616



Category: New Homes \$350,000 - \$450,000
 Builder: Peter Richards Builders Ltd
 Nulook Licensee: Joinery Direct Ph: 07 349 7753



Category: Housing New Zealand Community Development Award
 Builder: Tasman Holdings Nelson Limited
 Nulook Licensee: Orange Joinery Ph: 03 547 9784



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Nulook Builder's Own Home Award



Rob van Weerd Construction Ltd

Site location: Hamilton

Architect/Designer: Bruce Scott Architecture Ltd



What the judges said

This impressive home is an exceptional showcase of the builder's skill. The curves and unusual shape of the design made the property technically difficult to construct but has enabled optimal use of the site.

The most has been made of the stunning river view and natural light.

It is an absolute credit to all those involved in its creation.

This eye-catching inner-city Hamilton home is situated on the Waikato River. The central location is unsurpassed — it has magnificent river views, is a short stroll to the CBD, cafes and bars, yet is very quiet and peaceful.

This property is enhanced by a stunning garden design that complements the contemporary style of the home. Upstairs, the open-plan living has a dramatic high, curved stud offering a luxurious yet homely feeling.

Special features include a generous-sized home theatre, master bedroom and ensuite, surround sound, central heating and computerised lighting.

Seamless indoor-outdoor flow is created by the north-facing decks overlooking the river and city.

The chef's kitchen works wonderfully for entertaining and flows to a large north-east facing deck which is partly

covered by a sarked roof. A built-in fireplace adds to the ambience of this special area.

Downstairs, the three spacious bedrooms and office also offer magnificent views, with the riverside bedroom and office opening directly on to an inviting swimming pool.

A lot of careful planning has gone into the creation of this family home with attention to detail, the use of high quality fittings and a modern yet welcoming decor.

This is a superb home, which is great to live in, as well as for entertaining family and friends.

Other Gold Reserve National Finalists:

Lincoln Homes. Site location: Matangi, Hamilton

Ascension Homes Ltd. Site location: Ramarama, Auckland

Castle Home Builders Ltd. Site location: Churton Park, Wellington

R & J Homes Ltd. Site location: Wanaka

Jennian Homes (Southland) Ltd. Site location: Invercargill

Wilson Building Timaru Ltd. Site location: Hadlow, Timaru

Ezebuild Ltd. Site location: Atawhai, Nelson

Barton Builders Ltd. Site location: Piha

Inhaus Ltd. Site location: Little Kaiteriteri, Motueka



James Hardie Show Home Award



Rod Percival Builders Ltd

Site location: Whitianga

Architect/Designer: Lynda Vuglar



Green building principles are the driving force behind this innovative Whitianga Airfield show home, where considered use of environmentally friendly products and materials from sustainable resources have been used extensively.

These include New Zealand-grown cedar weatherboards and fascia, wool insulation, double glazing, solar hot water and underfloor heating, extensive tiled areas, 100% wool carpet in bedrooms and the polished concrete garage floor.

The American clay plastered interior walls and low VOC Resene paint systems typify the focus on creating a healthy living environment. Several cavity sliders have been used to enhance the functionality of the home.

The design, which was initially themed on aircraft lines, creates spaces for an organic garden, children's play area and optional outdoor living area. The result is a clean use of space that easily adapts to the requirements of the owners, and provides a safe environment to come home to.

This is a home built with common sense and one that definitely adheres to the statement "form follows function".

It is a leading example of the new way forward in green, sustainable and healthy housing.

What the judges said

This is the way we'll be building in years to come. Rod Percival has set the standard with a home that epitomises green building.

The extremely well built property exudes the builder's passion for environmentally sound building practices, and is quite unique.



Other Gold Reserve National Finalists:

Signature Homes Taranaki. Site location: New Plymouth

Lincoln Homes Ltd. Site location: Saffron Estate, Cambridge

G J Gardner Homes Taranaki Ltd. Site location: The Links, New Plymouth

Stonewood Homes (Northern) Ltd. Site location: Omaha

Mike Greer Homes Ltd. Site location: Broken Run, Christchurch

Housing New Zealand Community Development Award



Tasman Holdings Nelson Ltd

Site location: Nelson

Architect/Designer: Bryan Turner



The newly formed Nelson Tasman Housing Trust, a community trust, rose out of the need to provide affordable, quality housing for low-income families facing considerable stress from the recent rapid rise in house prices and high rents in Nelson.

The trust approached Tasman Holdings with a request for four two-bedroom homes within a strict budget. Tasman Holdings sourced a suitable site, gained resource consents, designed and built the complex, handing it over completely finished for the tenants to move in.

The original site had a large hollow, which has been retained and filled. The four homes are built from light-coloured brick with Karaka colour steel roofing. They have a look of quality and solidness, and fit well on to the steep sloping site.

The multi-purpose units are energy efficient, designed to maximise sun and indoor- outdoor living, and requiring minimal maintenance. They have solar heating, double glazing, heat pumps and low energy light bulbs. Each unit has an open-plan living area opening on to a north-facing patio and private garden area.

The units have been designed for disabled use with large doors throughout, wet area showers and internal access garages.

What the judges said

What impressed us particularly about these four units designed for low income families is that they are a great example of value for money and in achieving the excellence Registered Master Builders strive for in their work.

The builder provided the overall development as a package and maximised the site, as well as future proofing these buildings by including low maintenance materials externally and internally, solar heated water system, double glazing, up-specifying the insulation, and providing generous room sizes, including the kitchen.

The workmanship and the standard of linings and finishings exceeded our expectations. The builder's concern for their client is admirable.



QBE Insurance Retail and Business Project



McKee Fehl Constructors Ltd

Site location: The Executive Wing (The Beehive), Wellington



What the judges said

The refurbishment of this iconic, high profile New Zealand building has greatly enhanced and modernised it. The quality of workmanship was particularly impressive considering the difficulty of working on a circular building, and in restricted and secure areas with difficult access for materials.

The materials, including used recycled tawa, are superb, and of a quality befitting a stately building.

The first four levels of the iconic, 30-year-old Beehive buildings in Wellington were completely redesigned and refitted to meet modern demands in the Beehive Stage II Project.

The heritage annex of the beehive-shaped exterior was reglazed, relined, resealed and reroofed as part of the project. The main entry and secure delivery areas of the annex were redesigned to minimise security risks, with materials including marble cladding and tinted glass providing permanence and security.

Inside, outdated linings and furnishings were removed and each level was stripped back to its bare structure so architects Warren and Mahoney could develop their unmistakable interior vision from scratch.

The previously dull interior has been rejuvenated with a clean palette of enduring and indigenous materials whose high quality befits such an important building.

The main foyer is now a fresh and light public space with horizontal, split veneer panels accentuating its curved walls

and white used to simplify flat walls.

In the level one Banquet Hall, the viewing galleries were modified to better showcase the Drawbridge mural. The lounge feature walls and glazing mullions were relined with bronze aluminium, and the chandeliers were updated.

The floor was also completely reconstructed using original tawa slats that were lifted, refinished by hand and relaid in one of the most labour intensive parts of the refurbishment.

The main kitchen, theatrette, cabinet committee room, education offices, staff offices and Copperfield Café were refurbished to accommodate growing staff numbers, bigger functions, technological advances and new educational facilities.



Other Gold Reserve National Finalists:

Kidson Construction Ltd. Site location: Woollaston Winery, Mahana, Nelson

Hanham and Philp Contractors Ltd. Site location: IAG Centre, Addington, Christchurch

Stanley Construction & Fletcher Construction (Joint Venture) Ltd. Site location: New World Supermarket, Rototuna, Hamilton

Thompson & Devanny Construction Company Ltd. Site location: Oxley's Rock, Picton

Scarbro Construction Ltd. Site location: Microsoft House, Auckland

Department of Building and Housing Education Project



Naylor Love Ltd

Site location: Leith View Arana Halls of Residence, Dunedin

Architect/Designer: Oakley Grey Architects



What the judges said

This contemporary building sets the standard for student accommodation. Built on an incredibly difficult site with poor access, the cleverly designed structure has been incorporated into the side of a very steep hill.

Due to this elevation, the halls of residence provides splendid views across the city, and generous balconies make the most of this vantage point. Materials have been well chosen for their durability, and the workmanship is impeccable.

The contractor has done a superb job in difficult conditions.

University of Otago students will be queuing out the door for their chance to live in the new Leith View Arana Halls of Residence. Built by Naylor Love Ltd, the new Leith View Arana Halls of Residence is a community of apartments reflecting the new international trend in student accommodation.

The five-storey, 60-bedroom student accommodation building has been incorporated into a steep hillside, giving brilliant views over the university campus. Four floors each have two luxury apartments encompassing five to eight spacious bedrooms, communal toilet/bathroom and a lounge. Each floor also has a separate bedroom and ensuite for the residential assistant. The basement is set aside for storage of large items such as bicycles and surfboards.

The design incorporated environmentally sustainable elements such as double glazing and a building management system to efficiently manage the building's internal climate. The design also worked around re-using an existing gymnasium on the site.

Leith View is sympathetic and complementary to the original halls of residence. For example, the projected bays were painted rust red to complement the historic brick of the adjacent classical Victorian administration building.

Much care was taken to limit the noise impact on the students in residence. A full traffic management scheme was implemented to manage the construction impact on students and local residents.



Other Gold Reserve National Finalists:

Mainzeal Property & Construction Ltd. Site location: Papamoa Library and Service Centre, Papamoa

Livingstone. Site location: "Block S" University of Waikato, Hamilton

Seismic Industrial/Utility Project **SEISMIC[®] MA**

Naylor Love Central Division

Site location: Queenstown Courthouse, Queenstown

Architect/Designer: Opus Architecture



What the judges said

This high profile building is a credit to the team that constructed it. This spacious modern building has many special features such as high specification security systems and holding cells and secure access ways which require great attention to detail.

The two courtrooms are beautifully finished with native timber panelling and mouldings which show a very high standard of workmanship.

For decades the Queenstown judiciary has been grappling with a 100-year-old, single-storey, 250sq m courthouse. The upgrade of this facility has resulted in a new three-storey 1700sq m building that reflects the past while enabling the Courts Department to provide an efficient service to the community.

Careful consideration was given to the harsh Central Otago climate, such as installing double-glazed windows and passive solar controls on the outside walls. These will minimise heat loss or gains, depending on the season, as well as provide excellent acoustic insulation.

In line with the court's requirements, robust low-maintenance materials and finishes were specified for the exterior and interior of all areas accessed by the public.

Queenstown's Telecom exchange building borders the new courthouse and the town's network of fibre optic cables travel through the centre of the site. Because of the archaeological restrictions due to the historic site, and the high risk involved in damaging Telecom services, an excavation permit was required for all excavations on the site.

A Telecom stand-over was also required when digging near an easement including all services trenches, and any work penetrating the ground.

The permit was required to be signed off by the client, the project manager and the contractor, and copies were given to the individuals carrying out the work.



Other Gold Reserve National Finalists:

Naylor Love Ltd. Site location: Waikato Mail Centre, Hamilton

Mainzeal Property & Construction Ltd. Site location: Avalon Fire Station, Lower Hutt

Health Project

Mainzeal Property & Construction Ltd

Site location: Burwood Hospital - Surgical Services Unit, Christchurch



Refer to feature on page 23



Other Gold Reserve National Finalist:
Lawton Building & Development Ltd.
Site location: Eastcliffe on Orakei Apartments, Auckland

Tourism and Leisure Project

Calder Stewart Construction Ltd

Site location: I.L.T. Velodrome, Invercargill

Architect/Designer: McCulloch Architects



What the judges said

This is a marvellous facility that not only provides a world class indoor velodrome which adjoins Stadium Southland, but also additional courts and administrative offices.

The accuracy and precision with which the structure was built is testament to the construction team's skill, and this was also commended by the German track designer and his team who built the track itself.

It is clear that communication and coordination between the various subcontractors was seamless as proven in the highly professional end result.

Calder Stewart's factories in Christchurch and Milton produced more than 400 pieces of precast concrete and all of the structural steel. The concrete panels that were too heavy or awkward for a truck were made on site — a challenge during the harsh Southland winter. Other challenges for the project included driving 326 "frankie" piles to a depth of 3.5m in some of the densest gravel McNeil Drilling has been asked to drive in.

Two full length spline and 13 rafter trusses supported by the end walls and four lightweight columns inside the track provide a close to clear span environment at a much lower cost than a full clear span option.

Entering the I.L.T. Velodrome via Stadium Southland, you pass through a link area which incorporates a seismic joint hidden neatly under the carpet, allowing the Velodrome (at a length of almost 115m, width of 80m and a height of over 13m) and Stadium to move independently.

Housing over 50 people, the offices, retail area and physios rooms are constructed of dry frame lined with GIB, painted with suspended ceilings above — these are simple but functional rooms.

Construction challenges were minimal due to the excellent drawings provided by the engineer and regular planning meetings held between the project manager, site foreman and subcontractors.



Other Gold Reserve National Finalists:

Chris Yeats Builders Ltd. Site location: Hukawai Glacier Centre, Franz Josef

Amalgamated Builders 2001 Ltd. Site location: University Oval Grandstand, Dunedin

AOY judge: Finalists show plenty of confidence

As *Building Today* goes to print, the 10 finalists for the national award in the RMB Apprentice of the Year 2007 competition were being judged, with the winner announced on November 6.

Each of the 10 finalists has been named the winner in their region over the past two months, and these winners went head to head to be named the inaugural National Apprentice of the Year.

Carters would like to reflect on the efforts of the regional judges. For each region there is a judge representative from each of the following sponsors — the RMBF, BCITO and Carters.

The judging process involves a professional interview and a site visit for 10 regional finalists, and it takes the judges a couple of weeks to get through these.

"All [the apprentices] were nervous as none had sat down to a formal interview and, from that, we formed an opinion," one Carters judge commented.

"What was interesting was that when we met these young men on site, we got to see a different side to these guys. All were very confident, and we got to see some great workmanship and product knowledge."

The Apprentice of the Year competition aims to reward those carpentry apprentices who show great skills onsite, as well as the leadership skills and building issues knowledge required to take them further in their careers.

Carters appreciates the time that all the judges have put in to this year's competition, and thank them wholeheartedly for their commitment to recognising and rewarding the future of the construction industry.

Thanks also go to the employers who help these young people along the road to gaining their apprenticeship. Working in a live building environment is essential for apprentices to gain the skills they need to progress in their career.

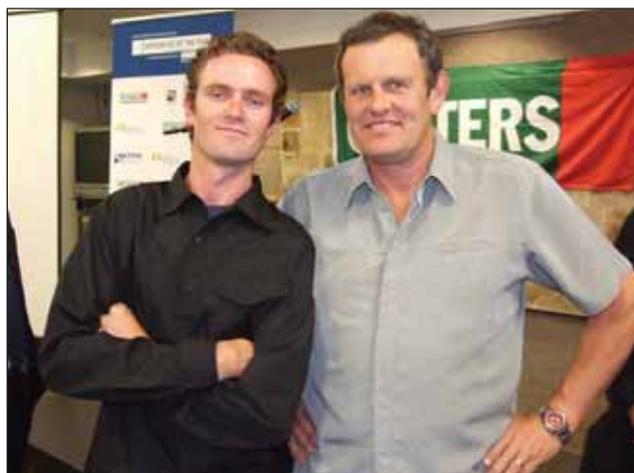
Finally, Carters thanks all the apprentices that entered the competition. It takes a good shot of confidence to put yourself up to be judged against your peers.

Congratulations to the regional winners and place getters. For those that did not win this year or are only just becoming eligible, entries open next April!

• *Building Today* will carry full results of the National Apprentice of the Year competition in next month's issue.



From left: Bay of Plenty region Apprentice of the Year 2007 Sam Harlen, Carters Tauranga branch manager Warren Haydock and Tauranga MP Bob Clarkson.



Waikato region Apprentice of the Year 2007 Aaron Blofield (left) with his employer Brent Hyde of Brendo Homes.

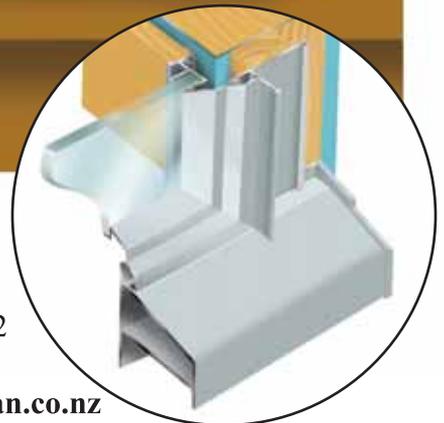
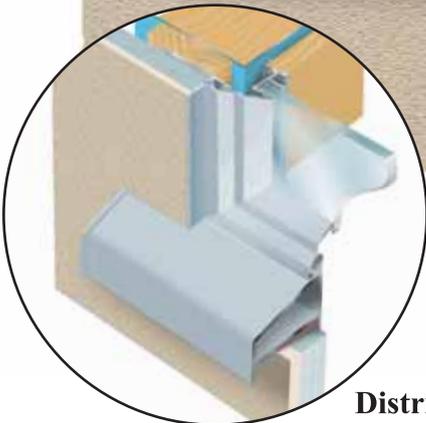
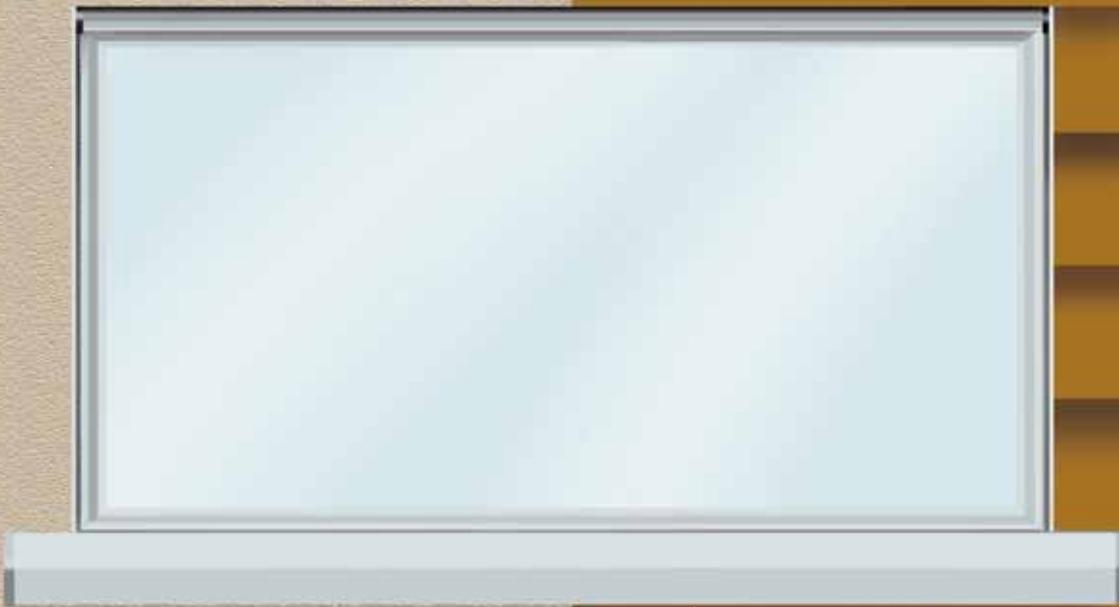
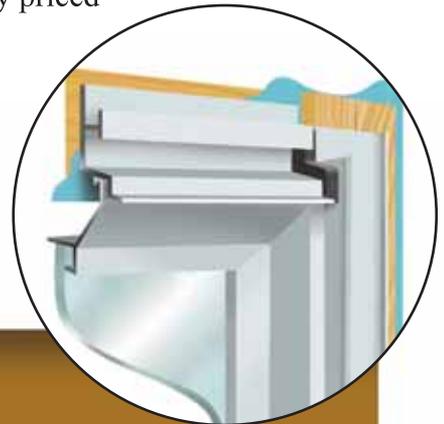
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Flatdeck goes flat out

One of the latest high quality developments sees the addition of QuBa to Auckland's skyline.

QuBA, located in the Quay Park Precinct of Auckland's CBD, is a development consisting of boutique commercial space and high-end residential apartments. The pinnacle of QuBa is its eight-storey apartment building, housing more than 100 separate apartments.

Due to the short lead times associated with the construction of the building, steel framing and steel flooring was an obvious choice. The main contractors for the project were Dominion Constructors Ltd, with the fabrication and erection by D&H Steel Construction Ltd and Composite Floor Decks Ltd laying the steel flooring.

The Dominion team worked alongside MSC Consulting Group Ltd, with engineer at the time Bruce McNaughton. He specified Dimond Flatdeck Composite Steel Flooring as the main flooring system to be used.

Flatdeck was a great choice for this type of job, lending many benefits, including savings in time and money with its ease of installation, and providing constructors with the ability to work on multiple floors at one time.

More than 8000sq m of Flatdeck was laid in the project, and with this being the first large commercial job for Flatdeck, Dimond believes it has met all the needs of designers and customers alike — in going flat out for the flooring fit out.

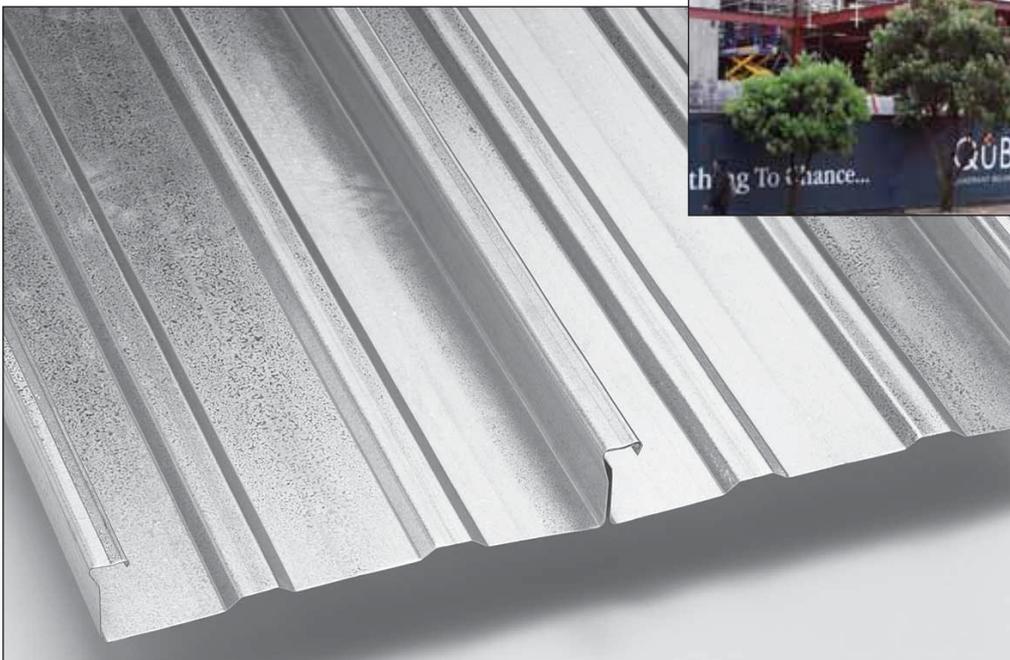


QuBA, located in the Quay Park Precinct of Auckland's CBD, is a development consisting of boutique commercial space and high-end residential apartments.



Above: The steel framing and flooring fit-out in progress.

Left: The Flatdeck profile.



BCITO's web-based Career Launcher takes off!

New web site will connect employers and apprentices



The newest power tool in the BCITO tool kit is live on the BCITO web site.

After talking to employers, careers advisors, technical teachers, parents and potential apprentices, the organisation discovered that finding the right person for the apprenticeship or the right apprenticeship for the person can be a tough ask.

Feedback from careers advisors has been that students often don't know where to go to find an apprenticeship. Anecdotally, the BCITO says it knows a lot of apprenticeships are offered to sons or daughters of family friends, over a beer at the rugby clubrooms, or by knowing someone who knows someone.

Career Launcher has been developed to help employers and apprenticeship seekers get connected, by helping motivated job seekers find vacancies and, therefore, help employers launch someone's career in the construction industry.

Career Launcher is live online and is hosted on the BCITO web site. The new tool is accessible to potential employers and potential apprentices via www.bcito.org.nz and the BCITO's new site www.constructionzone.co.nz.

The tool is employer driven, and employers who advertise on the page will need to be BCITO registered and approved.

The tool will be promoted to employers in the construction industry to list their vacancies, and will encourage those who are not BCITO-registered employers to make contact and find out more about Career Launcher and taking on an apprentice.

For existing BCITO employers it will provide them with a means of connecting with potential apprentices.

Registering an apprenticeship vacancy is simple for pre-approved employers, with innovative and useful tools like a job description template and a function for employers to load photos of their most recent project or team members.

Employers need to meet certain criteria to take on an apprentice, and the BCITO team will work with those employers who are new to the BCITO system to ensure they meet the criteria.

The BCITO hopes employers, potential apprentices, careers advisors and technical teachers will bookmark the Career Launcher web page, and that the construction industry will have another means of finding keen apprentices.

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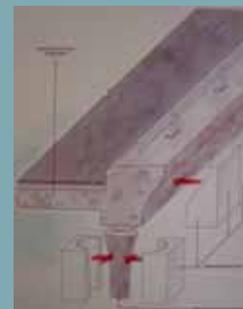
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Waterproof membrane protection



Void-Form
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Debt recovery can make or break a business

By Sue Hirst
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How well you carry out debt collection can make or break your business. Every business has different methods and issues, so here are some of the key factors in running a successful debt collection process in a typical business — meaning one that offers credit terms to its customers and sends out invoices.

Here are the six steps:

- 1 The when and how of sending invoices?
- 2 Giving customers options to pay.
- 3 Terms of (business) trade and credit
- 4 Statements/reminders — why every week if necessary!
- 5 Debt collection/recovery
- 6 A small investment in debt management ...

1 The when and how of sending invoices?

When you do your invoices can have a huge impact on your cash position. You may be staggered to hear that one business owner advised me he sends out his invoices when he runs out of money!

This is not untypical of many small businesses who struggle to manage the paperwork. It's easy to get sidetracked with sales, marketing and delivering a product or service, and then to fail to collect payment. It is probably the single biggest culprit in business failure.

If you don't keep the working capital coming in, you quickly struggle to run other aspects of the business, such as paying suppliers and your staff. If you can get a systematic programme for invoicing, you are well on the way to good financial management.

The sooner you can invoice your customers, the less money you need to find from elsewhere, such as bank loans or equity loans to cover running costs.

One of the most important details to be contained on any invoice is the credit terms — ie, how many days the customer has to pay the invoice. You would be amazed how many businesses omit this from their invoices.

The problem with not detailing credit terms is that customers will make up their own. They will decide to pay you when they feel like it — or when they can. Other suppliers, who have put credit terms on their invoices, are likely to get paid before you, so give yourself a head start by putting terms on your invoices.

2 Giving customers options to pay

Giving your customers as many methods of payment as possible is a sure fire way of increasing the speed and

your chance of getting paid.

Not all customers work the same way. Some people still like to write cheques, some pay by internet banking, some pay by credit card. Credit card merchant fees can be expensive, but not as expensive as waiting 60 or 90 days for someone to get round to writing a cheque.

3 Terms of (business) trade and credit

It's interesting how many businesses get excited about their product or service and completely forget about the importance of getting paid.

Getting paid is the first thing you should think about in any business. This means you need to ensure your customers understand how much, when and how they should pay you.

The best way to achieve this is to have a simple "Terms of Trade" or "Terms of Business" document. This can be given to the customer when you are going through the sales process or emailed at any time. That way there can be no excuses for non or late payment.

A good "Terms of Trade" document should also contain a clause about ownership of any goods until they are paid for. Such a clause can save a business from financial ruin where a big customer goes into liquidation holding onto unpaid stock. If you have an ownership clause, you may have the right to retrieve goods unpaid for.

Once you have sent out invoices and they have terms on them, it doesn't automatically follow that customers will do the right thing and pay on time. You need to be able to easily monitor what is owed to you, by whom and for how long.

A very simple report you can get from MYOB and other systems lists all those customers who owe you money, how much they owe and for how long they have owed the money.

This gives you a very quick and easy way to see where you should be concentrating your debt collection efforts. The more often you can look at such a report, the better your cash position will be, if you use this report as a basis for your debt collection.

Credit checks are a good way to deal with potential bad debtors. If a customer can't give you three credit references, perhaps you may be better off avoiding them.

4 Statements/reminders — why every week if necessary!

As mentioned above, sending out invoices and letting customers know the terms, doesn't guarantee you will get paid on time. You need to let customers know you

are serious about getting paid.

The best way to do this is to send out regular statements. Statements not only remind customers it's time to pay, but let them know you are on top of the situation in relation to outstanding debts. If unscrupulous debtors get the impression you aren't organised about debt collection they can take advantage of the situation.

Put yourself in a debtor's shoes or the shoes of their Accounts Payable person. They get all kinds of invoices coming via mail and email. Which ones are they going to pay first? Those who seem disorganised with shoddy practices or those who appear professional and serious about debt collection?

All good accounting software has the ability to produce statements. You can send them whichever way you prefer, be it mail or email. You can be sure though that the suppliers who remind customers about payment are going to get paid ahead of those who don't.

5 Debt collection/recovery

It's interesting how many business owners write off perfectly recoverable debts. For some reason they feel it's not worth the effort to employ a debt collection/recovery agency to collect the debt for them.

If you have exhausted all efforts to get paid by a customer I can highly recommend employing the services of a good debt collection agency. At this stage you may not want to do any more business with the customer so getting tough should not be a problem.

Any good debt collection agency should perform their task without you having to lose a customer. Some use poor tactics that can sour the relationship, but there are good ones around who understand the importance of maintaining good customer relations.

You should employ a debt collection agency, as you should have the right to charge your customers the costs, if you have included this in your "Terms of Trade".

6 A small investment in debt management

This can save you heaps later! All of the above will happen if one person is allocated the responsibility for debt management. They may not have to perform all the tasks but if one person is responsible to oversee the process it's more likely to get done properly.

It may seem like a large expense but the cost of not managing debt collection can be very high, in terms of lost working capital and accumulating bad debts.

• CAD Partners is a team of financial controllers who can review your accounting systems and advise on how you can improve your cash position and profitability. Go to www.cadpartners.biz.

Leaky buildings: When is a company director personally liable?

Tim Bates and Francesca Collins of Auckland law firm Legal Vision debate when a director can be found personally liable for the faults of his or her company.



With the number of leaky buildings in New Zealand tipped to exceed 30,000, a large number of construction companies facing water ingress claims will accordingly fail or will be placed into liquidation.

Depending on the circumstances, the director or directors of these ill-fated companies may also find themselves personally liable for the deficiencies in the work carried out by their company.

However, it needs to be clarified from the outset that a director is not automatically personally liable simply because they hold the position of "director". Instead, to be deemed personally liable, a director must owe a duty of care to the claimant, and must have personally made an act or omission which directly related to the loss and damage that forms the basis of the claim against their company.

This duty of care extends over and above ordinary

company obligations, and is determined by a two-stage test:

- Whether there is a relationship of proximity between the parties such as would give rise to a duty of care, and
- Whether there are any policy factors which prevent such a duty being held to exist.

In the leaky building context, in order to determine whether there is a relationship of proximity between the director and the claimant such as would give rise to a duty of care, the court will apply the "degree of control" test.

Degree of control

In essence, a duty of care exists where the court is satisfied that the director was personally involved in the building or construction works and/or that they exercised a degree of control over the relevant operations.

This approach has been highlighted in a number of recent cases. In *Hartley v Balemi & Others*, the plaintiffs were the subsequent purchasers of the property and had not contracted the building company to carry out the construction.

The director in question had not played any role in the actual construction of the solid plaster house. However, he was in overall control of his company's operations.

Perhaps the most important fact is that the director was found to have overruled genuine concerns expressed by the plasterer as to the appropriateness of the plastering work he was undertaking. Essentially the director ordered the plasterer to continue with this disputed work.

The plastering turned out to be a key defect which led to the water ingress problems suffered. With personal involvement and the clear exercise of control over key operations, the director was deemed personally liable by the court.

Likewise, in *Dicks v Hobson Swan Construction Ltd* (in liquidation), the director in question was found jointly and severally liable, even though the fact that the

plaintiff had directly contracted with the company for the construction of her dwelling-house was an indicator that she relied on the company, rather than on the director personally.

Although this fact set proved a greater hurdle than in *Hartley* where the plaintiffs did not contract the company themselves to undertake the relevant work, the judge was satisfied, nonetheless, that the director was personally liable.

The director had played an active role directing and, further, had in fact himself carelessly constructed the defective house. This rendered him liable for the failure to apply sealant which would have prevented the damage the plaintiff ultimately suffered.

Even if a plaintiff can establish the requisite relationship of proximity, it also needs to show that there are no policy considerations that should negate or limit that duty of care.

There are a number of policy considerations that a presiding judge will take into account before holding a director personally liable. Whilst it is in the public interest to require building controls be exercised with reasonable and proper care, and to expose wrongful conduct and order compensation for those injured by it, there are competing considerations which weigh heavily against the imposition of a duty of care on a director.

In particular, before imposing liability against a director, judges and adjudicators must consider the public interest in the separate legal identity of a company, and the fact that the law gives greater protection to persons than to property.

Only where a judge is satisfied that no policy considerations negate the imposition of a duty of care will they rule a director to be personally liable.

In conclusion, where a director has played an active role in the construction of a leaky building, and has exercised control over the operation of the works, then there is high risk that he/she will be found personally liable for the defective works of their company.

However, a director who exercises a restricted role, such as in administration only, will not meet the personal duty of care threshold.



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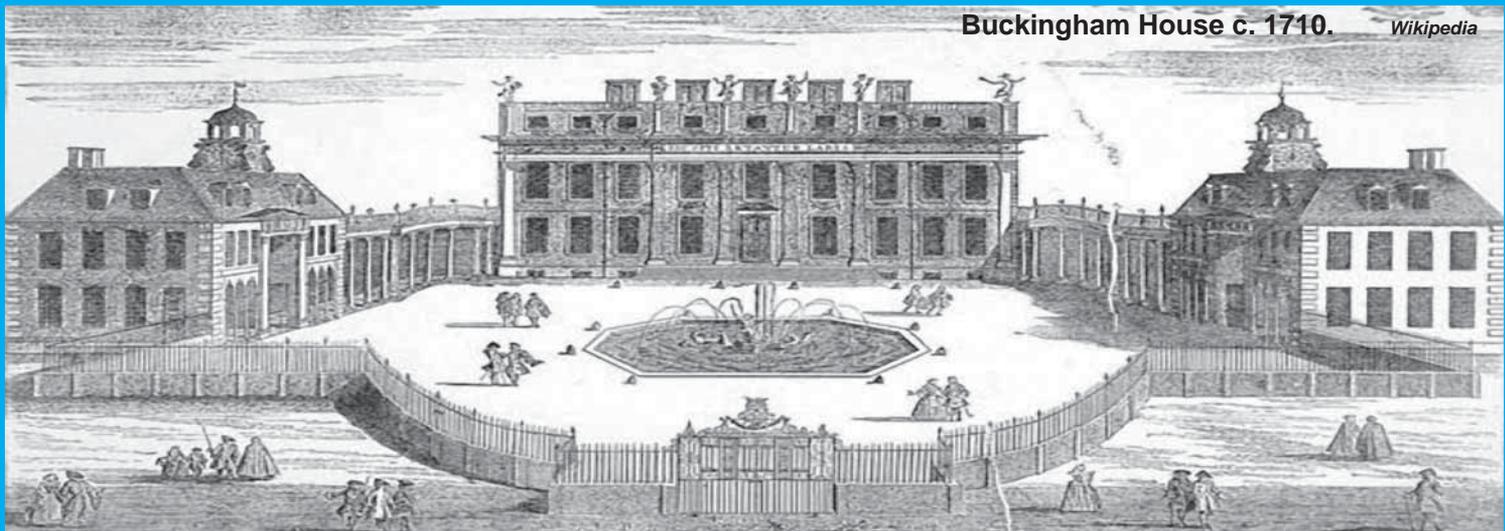
They're changing guards at Buckingham Palace ...

This month HRH Queen Elizabeth II celebrates 60 years of marriage to HRH Prince Philip, Duke of Edinburgh. Dr Kerry Rodgers thought it appropriate to take a quick butchers round their London residence.

The building we know today as Buckingham Palace started life as a largish townhouse designed and built by William Winde for the first Duke of Buckingham and Normanby back in 1703.

In 1762 King George III purchased it as a private retreat for Queen Charlotte. It became the official royal home of the British monarch when Queen Vic ascended to the throne in 1837.

Although the ceremonial State Rooms bedazzled visitors with their gilt opulence, the living quarters were utterly inadequate. The chimneys smoked so badly such that fires could not be lit, and for much of the year the court froze. Ventilation was poor and the interior stank. When gas lamps were finally installed, the gas accumulated in the lower floors.



Prince Albert turned up in 1840. He was appalled by what he found and promptly set about reorganising the entire household and rectifying the building's many defects.

By 1847 the palace had become too small for the court and the growing royal family. Architect Edward Blore was called-in and built the present, central, enclosed quadrangle. The ballroom wing and a further suite of state rooms were added later by a student of John Nash's, Sir James Pennethorne.

The large east wing that faces The Mall is the public face of Buckingham Palace. It contains the balcony from which the Royal Family acknowledge the crowds as they will at the Diamond Wedding celebrations. What the Queen's subjects see today is the last major structural change that took place in 1913 when Sir Aston Webb reworked Edward Blore's 1850 East Front façade. The new Portland stone frontage was designed to provide a backdrop to the Victoria Memorial outside the main gates.

During World War I the Palace escaped unscathed. The more valuable contents were evacuated to Windsor, although the Royal family remained in residence. King George V was persuaded to make a public and ostentatious show of locking his wine cellars and refraining from alcohol for the duration.

The object was to set an example to the booze-ridden lower classes. The King lost it when he discovered the pubs would stay open so his subjects could drink up large while his palace remained dry.

World War II saw the Palace bombed no less than seven times. It was a deliberate target, its destruction intended to demoralise the nation.

The most serious damage occurred when a bomb fell in the quadrangle while King George VI and Queen Elizabeth were at home. Many windows were blown in and the Palace chapel destroyed, whereupon, the Queen is believed to have famously declared, "I'm glad we have been bombed. Now I can look the East End in the face."

That sixty-year marriage

For Britain, the wedding of Princess Elizabeth and the Duke of Edinburgh on November 20, 1947, provided a most welcome relief after the years of war. The nation may have been exhausted but their hearts went out to the Royal bridal couple. The wedding was eagerly anticipated by tabloids and broadsheets alike. She was heiress-presumptive to Britain's throne. He came of the Greek royal house of Schleswig-Holstein-Sonderburg-Glücksburg and the Danish royal line of Oldenburg.

Yet it would seem that families everywhere have their Little Moments, whether they be titled or common as muck. This marriage was by no means uncontroversial. For starters, Philip was Greek Orthodox. He lacked financial resources. And his sisters had married Nazi sympathisers. Some royal watchers suspected that Elizabeth's mum wasn't all that keen on her prospective son-in-law, yet what mother-of-the-bride has not felt this way at some time or other?

Inside the building many of the early 19th century interior designs survive. These include the widespread use of brightly coloured scagliola and blue and pink lapis. Some smaller reception rooms are furnished in the Chinese regency style with furniture and fittings plundered from the Royal Pavilion at Brighton.

King Edward VII wished to make the building the focal point of his British Empire and provide a setting for entertaining on a grand scale. He oversaw a partial redecoration in *belle époque* cream and gold. Critics feel he went a tad overboard. His heavy-handed style fails to complement Nash's original, more subtle work. However, it is all still there, 100 years down the track.



Buckingham Palace Today

Wikipedia

Today, Buckingham Palace is the weekday home of the Queen and Prince Philip, and also the London residence of the Duke of York and the Earl and Countess of Wessex. The Palace houses the offices of the Royal Household and is the workplace of 450 people.

The State Rooms are currently used regularly by Queen Elizabeth II and members of the royal family for official and state entertaining. More than 50,000 people visit each year as guests.

Those Palace Garden Parties are conducted in the largest private garden in London, originally landscaped by Capability Brown, but redesigned by William Aiton and John Nash. The artificial lake was completed in 1828, with its water supplied from the Serpentine.

And, in case you were wondering, the Palace is no longer the monarch's private property. Both Windsor Castle and Buckingham Palace along with their art collections, furnishings, fittings and other artefacts, many by Fabergé, belong to the nation.

In the event, Philip cleaned up his act. He gave up his Greek Orthodox faith and became a good Anglican. He renounced his allegiance to the Hellenic Crown along with his Greek and Danish royal titles. He changed his surname to an anglicised version of his mother's family name, Battenburg. And he found time to become a naturalised British subject.

The war, however, was still too fresh in Britain's memory for any of Philip's German relatives to get an invite to the big occasion. This included his three sisters and their aristocratic German husbands. An exception was made for his mum who had had the good sense to be born at Windsor of parents who had renounced their German titles. The bride's aunt also proved difficult. She refused to attend when her brother, the Duke of Windsor, failed to get an invite.



The Happy Couple NASA

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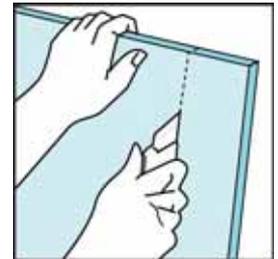
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Tip 42. Cutting plasterboard

Cutting plasterboard sheets

1 Place the sheet with the face paper side up. Measure and mark the sheet to the desired size.

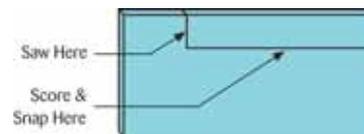
2 Line a straight edge up with the marks and hold firmly against the sheet. Draw a pencil line as a guide for scoring. Score through paper and lightly into the core using a drywall or craft knife.



Extreme care should be taken when using sharp tools such as these.

3 To break the sheet core, securely grasp the board edges on both sides of the score line and snap the board with a quick firm movement. Alternatively, break the sheet over the end of the working surface or a length of timber.

4 Complete the cut by running the knife through the back paper of the sheet and snapping back to the face.



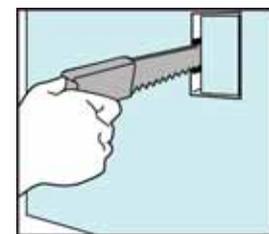
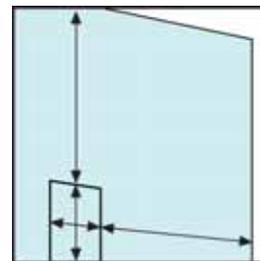
5 For sheets that require stepped areas it will be necessary to cut the short cuts with a saw prior to snapping the board.

Cut Outs

For openings such as an electrical outlet or switch box use the following method.
DO NOT use a hammer to create the hole.

1 Measure from where the side of the sheet will be located to the near and far sides of the installed box.

2 Measure from the top or bottom edge of where the sheet will be located to the top and bottom of the box.



3 Trace the outline of the electrical box at the appropriate position on the sheet.

4 Cut with a keyhole saw.

Tip: To get the saw started, drill the holes at each of the corners but within the opening. In some cases, the saw can simply be pushed through the sheet without the need for holes.

For more information and full installation instructions see the GIB Site Guide.

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