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Ashley Hartley's Life Membership award

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CEO Pieter Burghout announces resignation



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building today

September 1 will signal the beginning of a new era for the RMBF as chief executive Pieter Burghout starts his tenure as new BRANZ CEO.

As reiterated in this issue by Federation Board chairman Mike Fox and president Brent Mettrick, Pieter has left an indelible mark on the organisation both as a professional and as a person.

His dedication, leadership, energy and enthusiasm marked him as a stand-out CEO, and one whose shoes will be hard to fill.

Personally, I have found him to be very easy to work with regarding *Building Today* matters, and wish him well in his future role.

Also in this issue we reflect on immediate past president Ashley Hartley's building industry career and his well deserved RMBF National Life Membership.

Andrew Darlington
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chief's chat

by ceo pieter burghout



Monday 26 May 2008



Announcement of CEO Resignation

Today the Board of RMBF accepted the resignation of our chief executive, Pieter Burghout. Pieter advised the Board that he will be taking up the role of CEO with BRANZ in September. BRANZ will be making an announcement of the appointment later today.

As a key partner and colleague, I wanted to advise you prior to the announcement becoming public.

Having been with us for three years, Pieter has decided it is the right time to make this significant career move. We agree with Pieter that this is a fantastic opportunity for him. He is excited at this new challenge, and he moves into this new role at BRANZ with our full support.

I would like to take this opportunity, on behalf of the Board and members generally, to thank him for the dedication, leadership, energy and enthusiasm he has brought to the role of RMBF chief executive over the past three years.

Significant achievements have been made during this time. He has led our organisation in a critical stage of the industry's development, as we tackled with complex issues such as Building Code reform, builder licensing, organisational alignment, engaging with members and associations, and achieving actuarial compliance of MBS – all of which were celebrated at our recent annual conference in Wellington.

We are thrilled that the sector has been able to retain someone of Pieter's calibre and know that BRANZ will flourish under his leadership, just as we have. We also look forward to developing further our good relationship with BRANZ over coming years.

Pieter will leave RMBF in late August. In the meantime, it is business as usual. We want to ensure a seamless transition to a new CEO, and will shortly commence a search for his replacement. I will keep you informed of these developments.

We are proud of the position that RMBF holds as the leading industry organisation in our sector, and will continue to do so with the respect and confidence of members, stakeholders, sponsors and the Government.

I know that you will join with us in congratulating Pieter on his new appointment and will extend your full support to him in his new role. We will ensure that there is an opportunity to appropriately thank him for his contribution in coming weeks, and hope that you will be able to join us as we do so.

If you have any questions, please don't hesitate to contact me. We are excited about the opportunities ahead as we enter another phase in our growth and development and thank you for your ongoing commitment to and support of RMBF.

Yours sincerely

Mike Fox
Chairman, Board of Directors
Registered Master Builders Federation

The first month — Whoa!

By RMBF president

Brent Mettrick

The vice-presidency was a breeze — my thanks to Ashley Hartley for that gentle induction. To say the first month as RMBF president was eventful would be an understatement, but I'm loving it.

My first event was to the Wanganui RMBA AGM where it was good to see the strength of membership and to welcome Dave Corney in as president.

The next week it was off to the sunny south (Invercargill) for the Southland RMBA AGM and to welcome John Sherlock as president, taking over from Bruce Dawson after four years at the helm. It appears that business in Southland is certainly bucking the national trend.

Thank you to those associations for breaking me in gently. It was also pleasing to see the support given to Associations locally by the respective suppliers.

From the south it was back to Christchurch to get in a couple of hours work. I was then off to Wellington to meet with a subset of the Board and the National Party.

We met with Certified Builders Association chief executive Derek Baxter and their chairman Richard Merrifield for a strategy session.

United approach

It has become obvious that we have more in common than not, and we are both very united on our approach over licensing.



Our meeting with National highlighted several differences in the view the party has with the current system. We have continued to follow up from this meeting to clarify the issues in question.

It was extremely beneficial to go into that meeting with a united industry approach.

Christchurch's Board meeting saw a very full agenda, including Mike Fox being re-affirmed as chairman, and Leno Frederico blooded in to the boardroom — well done Leno.

With our policy of getting around the regions, we met with the Canterbury RMBA and were appreciative of their views and input on a range of topics.

I was particularly pleased when "not much at all" was

the response to my question of "what would you change about RMBF?"

Finally, I would like to take this opportunity to congratulate Pieter Burghout on his impending role as BRANZ chief executive. Pieter's career always has been, and is about, adding value.

If we look at the BCITO it has flourished since Pieter's involvement, and the RMBF has benefited in the same way.

The opportunity in front of Pieter is to have the same effect on BRANZ. This industry "hat trick" will have an incredible upside for all of us, so thank you Pieter.

In his role at the RMBF, Pieter has brought a whole level of life and energy to the position, and is held in the highest regard by all. His will be large shoes to fill.

Thorough recruitment process

The Board will be going through a thorough recruitment process along with relevant strategy meetings to ensure the RMBF's positioning within the industry continues on the same trajectory Pieter and the Board have set.

The respect, transparency, hard graft and goodwill built up over the past years will continue.

In the weeks and months to come, I look forward to the Registered Master Builders House of the Year events starting.

This is the time where our members really get to showcase their talents to the industry and prospective clients alike.

I am looking forward to serving you all as your president over the coming two years.

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Platform jobs present big challenges

Glow worms needed to light path to site!

When MBL Construction (MBL) owner David McLachlan saw the tender for the Department of Conservation's (DoC) Te Toto gorge and Bridal Veil Falls viewing platforms in the Waikato being offered on GETTS, he jumped at the chance to work on such a challenging job.

Even though DoC had never heard of MBL, they decided to give them a crack at it. David believes that being a Registered Master Builder made all the difference. He did his apprenticeship way back in 1964, so he's been building for donkey's years.

However, the four viewing platforms — one at Te Toto and three at Bridal Veil Falls in Raglan — offered unique challenges to the MBL team that David hadn't encountered before.

Before work started, a number of things had to be taken into consideration. As both of the areas are sensitive to local Maori, the blessing of the Tainui Iwi was required. In addition, the whole building team had to attend a three-day fall safety training course as the Te Toto platform is on the edge of a 60m drop into an extinct volcano.

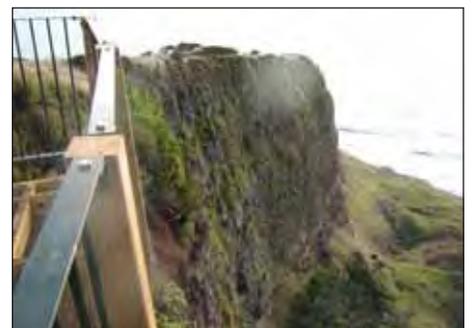
The team then swung into action, taking on the Te Toto platform first. The platform itself is essentially a cantilevered viewing deck with a base made up of four 400mm diameter poles laid horizontally and tied down at one end to a seven tonne concrete counter-weight.

The cradling beam was supported mid-span by poles 300mm wide and four metres long, which were placed into pre-drilled holes in the crater rim's rock base.

MBL decided to pre-cut and assemble the whole platform at their depot in Whatawhata before reassembling and positioning it on the crater site by crane. Once the steel handrails were attached, the team moved on to the next challenge at Bridal Veil Falls.

Unlike Te Toto, the 1km track into the Bridal Veil platforms could not be serviced by trucks or cranes, which slowed things down considerably. All materials had to be trolleyed in with the help of a four-wheel bike and a 1.5 tonne excavator. And the logistical problems didn't end there for David and his team.

"We had to make up special three metre extensions to the 350mm diameter borer to reach the depths required. Existing structures were utilised to position the digger, enabling the bore holes to be placed. Too heavy for the digger to lift, the poles were slid into place on improvised timber slides strapped to adjacent



trees," David explains.

Throughout the construction, David was in daily contact with the Auckland engineers, keeping them posted on the team's progress. Contract management, programming and problem solving were all done by email on site.

To make the project even more challenging, all work was performed during the winter months, so the team also had to contend with incessant rain and mud, as well as starting and finishing each day in the dark.

"It was so dark coming back through the bush track one night that we relied on the light from glow worms to light the exit track — no kidding," David says.

With the work on both sites completed, David is pleased with his team's efforts, and believes that the platforms have exceeded the expectations of the client.

"Speaking to DoC staff recently, they talked about the great job we had done under difficult circumstances and conditions, and for that I am very proud."

Turangi community health centre takes shape

Five years of planning have finally come to fruition for the Turangi community with the building of its new Lockwood health centre by Peter Richards Builders (PRB) Taupo.

The Turangi community has been in need of a good health centre for years. Due to the lack of space and the state of the current facilities, they have had a lot of trouble keeping a medical practitioner in the area for more than a year or two. "They just didn't have the resources or the space for it," according to PRB business manager Lance Eccles.

So the whole community breathed a collective sigh of relief when the PRB team took on the challenge, and planning began to build the new centre. However, for the team it was the beginning of a project that offered no end of unique challenges, all the way from the fundraising stages through to concepts and fit-out.

Not only did the project require a huge amount of fine detail and specifications, the PRB team also had to cut through a huge wall of red tape to get where they are today, with 60 pages of specifications required to meet strict building regulations.

The site also needed to be blessed prior to work commencing by the local Ngati Turangitukua Iwi due to its location.

Some of the building specifications are:

- 910 sq m floor area
- 1500 metres of bearers
- 375 piles
- 2500 metres of joists
- 330 tanalised plywood flooring sheets
- 163 trusses, some as long as 13 metres
- 4km of wiring
- 120 minute fire rating on boundary walls
- Eight tenants, all with individual fit-out.

So it was with great pride (and relief) that Peter Richards was asked to "turn the first piece of turf" for the project in January this year. The centre is due to open in September this year, so watch this space for one very happy client.



A computer-generated picture of the centre, expected to open in September.

From left: Rev Tuatea Smallman of Ngati Turangitukua who led the blessing ceremony, builder Peter Richards, Southern Lake Taupo Health Trust chairman Lawrie Croxson and Erv George, the Pou Herenga at Lakes District Health Board.



Nail it now! Enter early and be in to win . . .

If your entry for the Registered Master Builders Carters 2008 Apprentice of the Year competition is received by Monday 30 June, you automatically go in the draw to win one of three Samsung YP-T10 MP3 players (left). *

Please submit your entry to the region where you reside — see the entry kit for further details.

For more information about the competition, contact Rebecca Kennedy on the national project team on 04 494 5177 or 027 407 0533, or email rkennedy@nbpr.co.nz.

* Early bird prize draw will take place on Monday 7 July, 2008, and winners will be contacted by phone. The Apprentice of the Year Management Committee reserves the right to make changes, and such decisions shall be final.

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Functional design suits busy lifestyle

Radiating effortless style, this minimalist home in central Whakatane was the national award winner for New Homes \$250,000 to \$350,000 in the Registered Master Builders 2007 House of the Year, in association with PlaceMakers.

This striking home was built to suit the owner's busy lifestyle, with function top of mind. The design is contemporary and features a mono pitch roof and large north-facing windows to allow all-day sun.

Bob Wheeler of Glencoe Construction says the company first caught wind of the project when it received an enquiry from a couple who had visited their company show home in Rotorua and were impressed with what they saw.

The home evolved considerably from the initial plans, with a number of challenges for the Glencoe Construction team to overcome. The plans had to work around an existing stand-alone garage which the client wanted to retain.

The site's high water table posed some complex problems, meaning Glencoe had to drive piles under the concrete floor to counter this.

The features in this house are numerous from the moment you step through the lacquered front door. Mr Wheeler noted that the interior colour scheme was meticulously planned and executed.

"The client had a very precise vision of what they



The national award winner for New Homes \$250,000 to \$350,000 in the Registered Master Builders 2007 House of the Year, in association with PlaceMakers.

wanted the interior to look like. They requested that the lacquered cupboard fronts exactly match the wall colouring – a process which required laboratory tests to ensure the hue was an exact replica."

The white-on-white theme was complemented by the stack bonded concrete block entry wall and exposed concrete floors which run through all areas of the house. The spacious kitchen incorporates a large scullery, stainless steel and Caesar stone bench tops.

The house has an under-floor 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 residence was finished brilliantly by beautiful landscaping, including a pond opposite the front entry and a fully landscaped courtyard.

Mr Wheeler says he started his career in building by working as a draftsman at an architect's office. When he realised he needed something a bit more hands-on, he tried his hand at building. He soon found it satisfied his desire for more of an on-the-job challenge, and prompted him to start Glencoe Construction.

Thirty years later he still runs the company with the help of his wife, and has a staff of three foremen, carpenters, apprentices and alliances with local suppliers and tradespeople.

"What I find the most enjoyable about what I do is taking the client from start to finish, designing, building and delivering a high quality home or alteration and addition project."

Glencoe Construction has been entering the House of the Year since it began, and has had numerous local wins along the way.

It has competed at a national level a number of times, but the Whakatane property was its first national award – an achievement Glencoe will aim for again in 2008, and in the years to come.



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Marina magic in Kinloch

David Reid Homes Taupo took full advantage of its client's stunning location to produce an award-winning home with multiple views of the neighbouring marina.

The Kinloch home took out the national title for New Homes \$350,000 to \$450,000 in the Registered Master Builders 2007 House of the Year, in association with PlaceMakers.

The modern architectural style of this stunning lakeside residence fully utilises the steep section on which it was built, with the three-level home following the contours of the land down to the lake.

The home is generous in size, with four bedrooms and a guest suite. 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.

The modern kitchen features brilliant Bisazza stone bench tops, and forms the centrepiece of the open-plan living area.

A Jotul fire with wetback and a solar option provides heating to the tiled kitchen and dining areas. The family area is heated by a Jetmaster open fire with a schist surround and raised hearth, creating a cosy ambience.

The home incorporates an expansive hardwood deck from the kitchen, and a panoramic picture window enables enjoyment of the views from the deck or the comfort of the lounge area.

New Homes \$350,000 to \$450,000 is one of the most popular categories in House of the Year, and with close to 100 entries in the 2007 competition, Mike Grove of David Reid Homes Taupo was well aware he had plenty of competition.

Mr Grove cites the steepness of the property

and the height restrictions of the location as two key complexities of the job. But he maintains it's managing the project and all those who work on it which is the real challenge.

"Gone are the days when you just have a chippy, plumber and sparkie on a job. Including subcontractors, we would have had at least 40 people working on this residential home, and that means a lot of teamwork."

Mike says it takes everyone doing their very best in attitude and practice, because the energy, dedication and skill of many are required to produce an award-winning home.

"You are only as strong as your weakest link, which means everyone has

to be producing high-quality work and working in harmony with each other. We found that having great builders and subcontractors on this project really lifted everyone's game."

Mr Grove was rapt when he heard the property had won a national award at the House of the Year awards gala dinner last October, especially as he had invited his clients – the owners of the property – to attend.

"Our clients were delighted but it was really special to see the team so chuffed with the result," he says.

He opened the David Reid Homes franchise in Taupo four years ago as a family business with two sons, a daughter and his wife, who are all an integral part of the business.



The national award winner for New Homes \$350,000 to \$450,000 in the Registered Master Builders 2007 House of the Year, in association with PlaceMakers.

He says the evolution of a winning project took a relatively normal course – the clients met with a David Reid Homes Taupo Ltd sales consultant to discuss their vision for the home. Architectural designers at ADR Concepts then designed the home from this initial brief.

But the execution was anything but ordinary. David Reid Homes Taupo maintains that while building every home is a rewarding process, and the team always puts 100% into every project, some homes are just a little bit more special.

"Every so often it just clicks – the customer, the design, the site and the team."

With three properties entered in this year's competition, Mr Grove and the team are hoping for another "click" in 2008.



Nailing it Home

News for Registered Master Builders
June 2008

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RMBF 2008 Apprentice of the Year

Entries are now open for Registered Master Builders Federation 2008 Apprentice of the Year, in association with Carters. The competition is open to all carpentry apprentices who are employed with a building company or individual builder and are completing a National Certificate in Carpentry. Entries close on 31 July 2008. For further information go to www.masterbuilder.org.nz

House of the Year 2008

Judging for the Registered Master Builders House of the Year and RMB Commercial Project Awards in association with PleasMatters is well underway. The first of the local events kick off in June in Southern Region, Tauranga, Havelock Bay and Rotorua. Entry to these events programmes is only available to Registered Master Builder members.

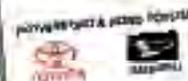
2008 Seminar Series

Registered Master Builders Federation (in conjunction with Employers and Manufacturers Association and the Department of Labour) is currently running a series of seminars throughout the country. Further information is available on the RMBF members' website.

International Builders Show in Florida presentations

RMBF has available, to members, CDs of some of the presentations made at the International Builders Show in Florida in February 2008. If you would like copies, contact us.

Benefits



Building Excellence For Over 100 Years

Hartley's industry contribution unmatched

Registered Master Builders Federation immediate past president Ashley Hartley has been honoured with an RMBF National Life Membership.

Mr Hartley was presented with the award by Minister of Building and Construction Shane Jones at the recent RMBF Conference in Wellington.

RMBF chairman Mike Fox described Mr Hartley as “an inspiration and leader to us all”, and that the industry was “so much better because of your tireless efforts and wisdom”.

“Ash only has two speeds — on and off. When he is on it is 150% at whatever he does,” Mr Fox said.

Mr Fox acknowledged Mr Hartley's wife Denise and employer, Gemco Construction.

“I've been told that Ash is worth two employees so I can see massive productivity gains for Gemco this year,” he said, referring to the huge amount of time Mr Hartley had spent away from home and work in carrying out his industry duties.

Mr Fox said it would take too long to go into even a small part of Mr Hartley's 42-year contribution to the industry. “But it is huge and, knowing Ash, it will continue for some time yet.”

Mr Hartley began his career in the industry as an apprentice and building technician with Mackersey Construction Ltd in Hastings in 1966, before becoming head quantity surveyor, programmer and project manager with the company in 1970.

In 1999 he had a spell as manager of Lockwood & McMillan Group Ltd before

becoming general manager of Gemco Construction Ltd, a Havelock North-based company which currently employs 50 staff, including 16 apprentices. The company also runs a division in Wellington which employs 12 staff.

Mr Hartley has won two New Zealand Institute of Building (NZIOB) Building Manager of the Year awards, and been project manager for millions of dollars worth of construction around the North Island.

Those projects include hotels, motels, banks, office buildings, grandstands, shops, sewage works and pumping stations, single and multi-storey buildings up to six storeys, food processing plants, churches, school buildings, supermarkets, gymnasiums, toilet blocks,



Gemco Construction Ltd director John Sarten (left) with Ashley Hartley and Mr Hartley's RMBF National Life Membership certificate and plaque.

truck depots, electrical sub-stations, microwave repeater towers, swimming pools, cold stores, tanneries, wineries, laboratories, butcheries, hospitals and houses.

But it is the tireless and extensive work that he has put back into the industry during his time as an RMBF member that makes the most impressive reading.

His roll of honour includes:

- RMBF president and director 2006 and 2007
- RMBF vice-president and director 2005
- RMBF junior vice-president and director 2004
- Director, Construction Information Ltd — 1999 to present
- Member of RMBF Contract Peer Review team — Residential Contract — 2005 to present
- Member of RMBF Commercial & Contracts Committee — 1985 to present, including chairman 1990 and 1991
- Chairman of RMBF Health & Safety Strategy Committee — 2007
- BCITO Regional Board — 1998 to 2001
- RMBF representative on NZ Standards reviewing NZS 3910 Conditions of Contract for Building and Civil Engineering Construction — 1996 to 1998 and 2001 to 2003

RMBF chairman Mike Fox described Mr Hartley as “an inspiration and leader to us all” and that the industry was “so much better because of your tireless efforts and wisdom”.

- Presented with a Certificate at RMBF Auckland conference in 1999 for continuous attendance at 22 national conferences (total of 30 conferences now attended)
- BCITO Construction Management Diploma committee — 1996 to 1998
- RMBF representative on Joint National Committee with NZIQS reviewing NZS 4202 Standard Method of Measurement — 1996
- Member of RMBF Health & Safety Committee formed to produce Health & Safety booklets for members — 1993 to 1994
- Federation National Councillor and Central North Island Regional Councillor — 1985 to 1990
- Assisting with Qualification Review Committee for Construction Management Diploma — 2008
- Member of ACC advisory group preparing Health & Safety documentation for residential builders — 2008
- Member of Department of Building and Housing working group reviewing Schedule 1 of Building Act
- BCITO assessor in Carpentry Practical and Theory.

Mr Hartley has always been an advocate of “you get from something what you put into it”. And it is clear that his contribution to the construction industry would be unmatched by anyone in New Zealand.

For the future, he says he will enjoy spending more quality time with his wife Denise.

On behalf of all members and the industry, the RMBF thanks Ashley for his outstanding contribution.

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news

RMBF still recommends licensing caution

Too much uncertainty to actively
encourage members to get licensed

The RMBF has recommended that members exercise caution with regard to becoming Licensed Building Practitioners.

RMBF members, especially those that attended the Conference in April, will be aware that the Government recently announced some decisions around "restricted building work" and DIYers that was good news for the RMBF.

RMBF chief executive Pieter Burghout says after a year-long advocacy programme by the RMBF, the Government has acknowledged that the licensing scheme needs to be comprehensive and needs to be clear on where and when it applies to building work.

"However, while the Government has announced these policy decisions, there are still some uncertainties going forward. Changes need to be made to the Building Act to cover the DIY exemptions, and regulations need to be finalised to complete the defining of restricted building work," Mr Burghout says.

"On top of those uncertainties, the election is not that far away and we can't categorically predict what a new government might do in this area.

Advice taken by RMBF

"The RMBF Board took some advice from a major policy advisory firm in Wellington and, arising from that advice, we still recommend licensing caution to members.

"We remain strongly in support of a licensing programme as being a critical part of ensuring quality in the construction industry, but until the Building Act and regulatory changes have been made — which won't happen for some six months or so — there is too much uncertainty for us to actively encourage members to get licensed."

Mr Burghout says some members may still want to do so, given the potential commercial benefits to their business, and that is still appropriate.

Members should still prepare for licensing though

"While recommending 'caution' to members, we would still recommend that members prepare for licensing by getting their (and their staff's) CVs ready to go (using the RMBF on-line Builders CV).

"And we will still be working with the Government to get as much of the licensing regulatory framework as clear as we can as soon as we can, as well as continuing discussions around how to simplify things going forward."

CIC welcomes government's DIY building initiatives

The Construction Industry Council (CIC) has welcomed new building regulations announced recently by Building and Construction Minister Shane Jones that clarify what work DIYers and licensed builders can undertake.

The Government had earlier revealed proposals for a new licensed building practitioners scheme, which is set to become compulsory in November 2010.

However, that announcement had triggered confusion about what home building tasks would require a licensed builder and what could be done by home owners and DIYers.

"The Construction Industry Council is heartened that the Minister has listened to industry feedback and announced a solution that we believe is an excellent compromise," CIC chief executive Richard Michael says.

Mr Michael says industry representatives had worked with the Department of Building and Housing over recent months to clarify rules for DIYers.

"The new restrictions announced by the Minister protect consumers from cowboy builders while still allowing home owners to do minor building alteration work."

National urged to reconsider policy

Mr Michael also called on National to reconsider its policy for the sector, which aims to make registration of builders voluntary again.

"The CIC urges the National Party to listen to what the industry wants and act accordingly. That includes dropping its plans for the building industry to self regulate," he says.

"There is no point in the industry taking up licensing now — with all the cost and effort that entails — only to find a possible change in government policy in six to eight months makes that all redundant.

"The industry would prefer a consistent policy on this very important issue, from both main political parties."

The exact nature of projects to be classified as "restricted work" is yet to be established, with the Government expecting to consider final proposals by mid-October 2008.

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Initiative aims to improve leadership and

The New Zealand Council for Infrastructure Development estimates that New Zealanders are 30% less productive than Australians!

The council says this is a fact echoed by the Organisation for Economic Co-operation and Development whose recent measures of labour productivity show New Zealand to be fourth from the bottom of a league table of comparable nations.

The construction sector is one of the largest and most important in the economy, employing more than 7% of the workforce, and represents a national investment of more than \$280 billion. It is also one of the least productive, according to the OECD.

General decline

Research by the Centre for Advanced Engineers (CAENZ) reported last year that there was a general decline in the construction industry, and that industry providers and their clients were struggling to cope with

a "hot market" and the shortfall in skills and resources.

However, a new diploma, Managerial Excellence in Engineering and Construction (Dip MEEC, Level 6 pending), aims to help improve performance and transform the industry.

About to commence its second year, the diploma's goal is to change mindsets and transform businesses, by turning up-and-coming home grown project and business managers into world class construction industry professionals.

Starting in July, the diploma has been jointly developed by the New Zealand Institute of Management (NZIM) and The Academy of Constructing Excellence (ACE). It can be taken as a 10 month course or individual modules.

The new diploma takes a practical, collaborative approach and encourages participants to put what they learn into practice.

ACE director and DipMEEC course tutor Amanda Warren says they tell all chief executives and human

resources heads who are keen to send their people to the course to be prepared to have their businesses transformed.

"Our approach is a collaborative one, using the principles of best practice management which empowers people.

"So it's essential that support for the new ideas generated on the course comes from the top. Otherwise the participants cannot help implement change and businesses won't improve," Ms Warren says.

Advisory support

The diploma has advisory support from leading industry figures from a range of clients, contractors and consultancies representing, among others, Arrow International, Beca, Fulton Hogan, Leighs Construction, Massey University (Strategic Property), Naylor Love, NZ Strong, Mainzeal and Transit NZ.

NZ Strong managing director Shane Brealey, whose input helped design the DipMEEC course, says worldwide there has been little advance in the way the



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Productivity

construction industry operates since the pyramids and ancient cathedrals were built.

"The master-servant model prevails and, with it, an abundance of wasted material, time and labour," he says.

"We have an opportunity in New Zealand to learn from experiences overseas and add our unique Kiwi flavour to find industry-leading solutions.

"The DipMEEC course brings together the best of international expertise within a forum of progressive local construction leaders focused on identifying breakthrough gains."

NaylorLove managing director Trevor Kempton quotes recent figures from Business and Economic Research Ltd.

"If the construction industry improved efficiency by 10% it would result in a 1% increase of the New Zealand GDP, as well as an increase of revenue of \$350 million to the Government, and \$1.5billion to clients," he says.

"So there is a real incentive for the industry to support any initiatives such as the DipMEEC course, whose aim is to improve productivity and performance."

NZRAB provides architectural practice search resource

The New Zealand Registered Architect's Board has launched a new facility by which the public can check if firms offering architectural services actually employ Registered Architects or not.

The initiative reflects concern that too often the public employs firms to design houses or other buildings without knowing whether or not Registered Architects will be responsible for the work done.

Board chair Ron Pynenburg says up to half the complaints the Board receives turn out to be about people who are not Registered Architects.

"In these cases we can not help," he says. "By law in New Zealand, for the provision of design services for buildings, only a Registered Architect can call him or herself a 'Registered Architect' or an 'Architect'.

"However, a business can offer architectural design services without employing any registered architects because, currently, anyone can design a building —

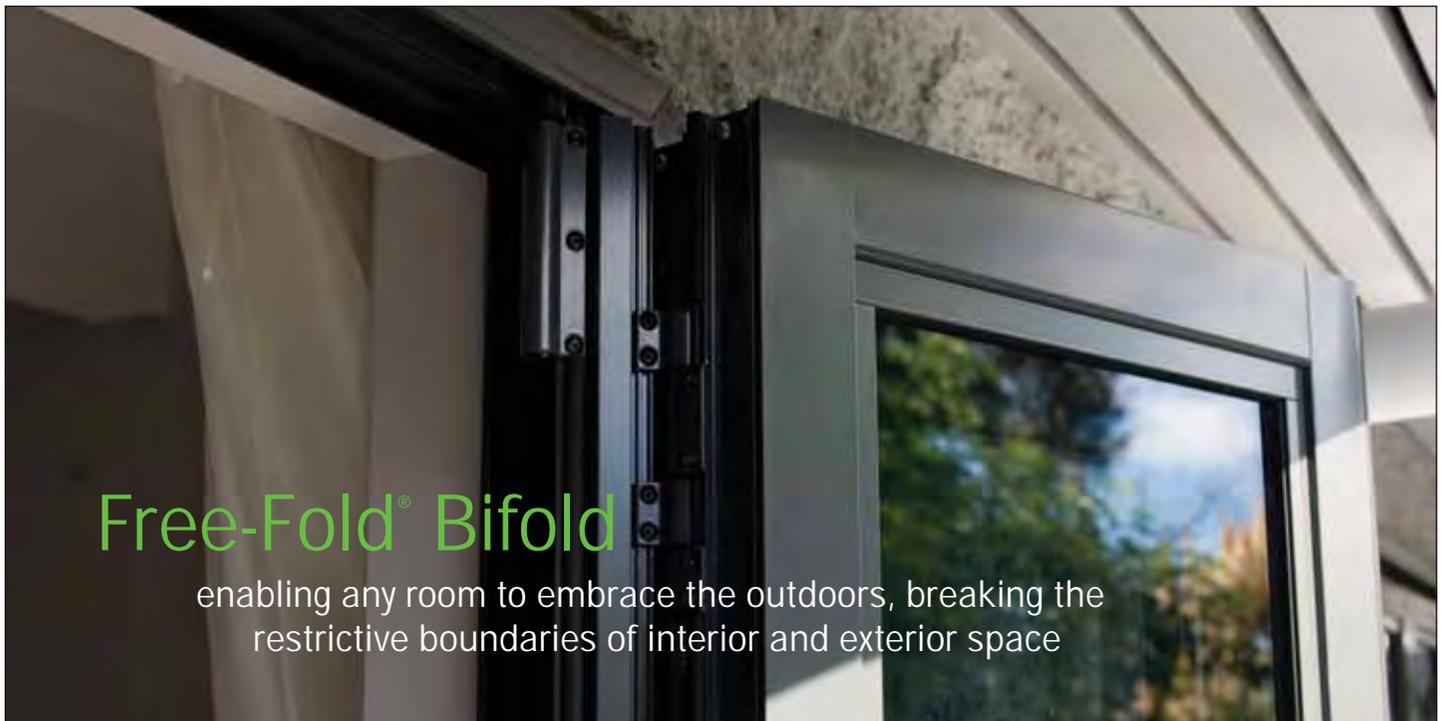
it is the title, not the practice, which is protected and restricted.

"As a result, the public can too easily think they are being served by a Registered Architect when they are not. This matters, given that if people want the benefits of employing a Registered Architect, they should be able to do so."

"To help resolve this, the NZRAB web site now has a facility by which people can check whether a firm or practice employs Registered Architects. Called 'Find a Practice', it allows the public to find out whether any Registered Architects have cited particular firms or practices among their registration details.

"People commissioning building design need to check directly with those they are considering for the work, but a search, via this facility, is a good start."

This new resource augments the web site's "Find an Architect" function. To view both services, go to the NZRAB home page at www.nzrab.org.nz.



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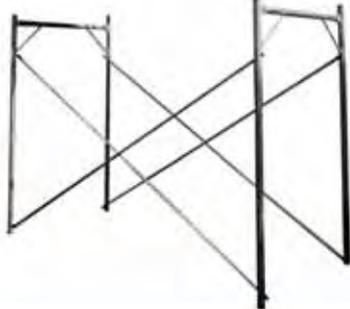
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GANZ out to raise profile

In Asia, corrosion prevention is the essential factor in the economic utilisation of steel.

To bring this message to Kiwi users of steel in the construction and infrastructure fields, the Galvanising Association of New Zealand (GANZ) has embarked on a programme to raise its profile and the use of galvanizing.

So it was that technical manager of the Galvanisers Association of Australia, Emmanuel Pimentel, presented seminars in Auckland and Christchurch in April on the galvanising process.

His presentation covered how it can positively impact on all aspects of design, construction and achieving long-term reductions in maintenance and extending whole of life material performance.

CSP Coating systems general manager and GANZ president Jonathon White says Mr Pimentel's depth of knowledge and enthusiasm for galvanising were unmatched in either Australia or New Zealand, and he provided an excellent up-to-date summary of the current thinking on use of galvanising for all steel structures.

"A lot of people think they understand the process and they don't," were Mr Pimentel's opening words to attendees. "It's more than just a coating over steelwork.

"When you consider the entire infrastructure, amenities and tourism facilities that exist, they all use steel and they all need protecting. And it's the same in New Zealand," he said.

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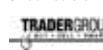
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Twelve month blitz sees TAs undertake accreditation

In the space of a year, all 79 applicants for building consent authority accreditation have gone through a full International Accreditation New Zealand (IANZ) assessment to meet the requirements of the Building (Accreditation of Building Consent Authorities) Regulations 2006.

This is the first time that such a large number of organisations have completed the IANZ assessment process in less than 12 months.

IANZ chief executive Llew Richards says a dedicated team of seven IANZ assessors has worked non-stop since May last year to complete this project and so ensured that building consent authorities throughout the country are capable of meeting the required 12 standards and criteria contained in the Regulations.

By 31 May this year, 63 applicants were accredited, or will be working through their final clearances to this first stage of the accreditation process for the Department of Building and Housing.

The remaining two standards are required to be met in two further stages before 1 December 2010 and 1 December 2013 respectively.

Considerable consultation with the applicants early in the process was necessary to ensure they understood

the standards and requirements in addition to the accreditation process.

Dr Richards says understanding accreditation is not easy for a new sector.

"It is not just about complying with new requirements. It is also a matter of ensuring that new processes are fully implemented and working effectively. This requires ongoing commitment and resources from each building consent authority to ensure they continually meet the accreditation requirements," Dr Richards says.

Challenging but rewarding

For many applicants it was a challenging but rewarding experience. North Shore City Council environmental services general manager Alison Geddes says the accreditation was very beneficial in that it has introduced more structure and discipline into their building control activities.

"The IANZ audit has given councillors and customers confidence that the council is operating to a high standard, and now has independently proven and appropriate competency systems."

The consensus among Taupo District Council staff is that a much better product is being produced consistently.

According to building and regulatory services manager Jamie Dale, the process has achieved the intended outcomes.

"Staff have more ownership and better understanding of the consenting process, and are better able to explain it to our customers. We have a much more professional approach, which is proving popular with designers and builders, who are providing positive feedback."

IANZ is the national authority for accrediting testing and calibration laboratories, radiology services and inspection bodies.

IANZ Accreditation is the means by which the integrity and technical competence of organisations are formally recognised.

From 31 March 2009, only registered building consent authorities may perform consenting and inspection functions in terms of the Building Act 2004.

The Act provides for territorial authorities and private organisations to apply for registration.

The criteria and standards an applicant must meet to be accredited as a building consent authority are set out in the Building (Accreditation of Building Consent Authorities) Regulations 2006, and administered by the Department of Building and Housing.

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shining light

Painting a lighthouse is a challenge in itself, but when it is the iconic 14 metre tall Cape Brett lighthouse attracting international visitors and located on an isolated headland, the challenge is even more daunting.

With isolation comes complicated logistics. Nearly 50 tonnes of equipment was barged out to the Cape to provide materials for the restoration. 12 people plus a Skywarks helicopter and crew helped to transport all the materials, including the four tonnes of granite needed to blast off the paint. The paint was helicoptered from barge to the Cape Brett hut with a 30 metre strop carrying loads of up to 850kg over a period of nearly five hours.

The substantial upgrade of the Cape Brett site being undertaken by DOC, includes repairing and repainting the lighthouse and the lighthouse keeper's cottage and tidying up of the general site. The near century old lighthouse exterior was expected to be repainted over a six week period, however around 100 litres of Sea to Sky waterborne paint stripper and an extra fortnight of work was required to strip off the around 60 layers of paint that were found. All scraping was done by hand to minimise the health risks associated with the lead-based paint. The lighthouse was wrapped in green scrim to contain the lead-based paint being stripped off the surface. This resulted in concerned calls with some believing the lighthouse was being painted DOC green. Once the hand scraping was complete, the surface was garnet blasted, glass and woodwork replaced and the topcoats applied.

The lighthouse restoration also involved hand refurbishing of the copper dome with ScotchBrite cleaning pads, replacement of the triangular glass, windows and doors and the fitting of new stainless steel ladders. Each nearly 300kg door had to be helicoptered off the Cape before the new rosewood replacements could be crafted and transported.

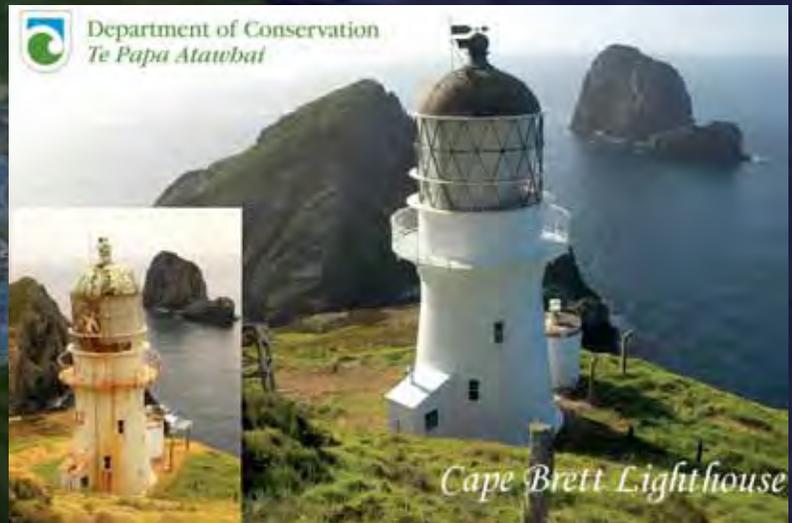
The paint system of Resene ArmourBond, Resene Armourcote 510 and two coats of Resene Uracryl 402 was applied with meticulous care. A weather station was amongst the supplies to provide accurate humidity and dew readings to ensure appropriate conditions for the application and curing of the paint system. The lighthouse had to be washed every day prior to the start of painting necessitating large volumes of water that was also transported in. Workers remained on site during the project staying at the Cape Brett Hut, the last surviving lighthouse keeper cottage, which DOC now manages as a trampers' hut.

The Cape Brett lighthouse stands at the entrance to the Bay of Islands. In 1906, the Department of Transport identified the entrance to the Bay of Islands as an ideal location for a manned lighthouse to fill the gap between Cape Van Diemen and the Mokohinau Islands, which mark the northern approach to the Waitemata Harbour. The lighthouse utilised innovative technology for the time as the light revolved in a bath of mercury reducing friction, rather than the beveled rollers and ball bearings that were typical at the time. The light emits two successive flashes every 30 seconds visible for up to 26 nautical miles. Manned by three keepers, the settlement consisted of three homes to house the keepers and their families, until it was decommissioned in 1978 and replaced by a small automated light.

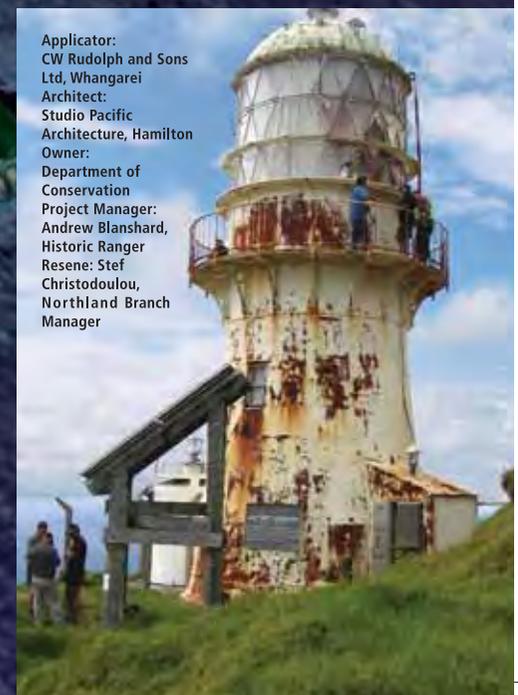
In 1984 the bulk of the Cape Brett Reserve was passed to the Department of Lands and Survey, with DOC becoming responsible for administration from 1987.

Visitors to the lighthouse remark that it is like walking back in time with the interior fitted out in extensive brasswork. The lighthouse is, in theory, fully operational and could be turned on with a flick of a switch, though the now antique wiring might struggle to cope.

A key part of New Zealand's coastal history and a feature on thousands of Hole in the Rock trips, the Cape Brett lighthouse is once again shining bright.



Applicator:
CW Rudolph and Sons
Ltd, Whangarei
Architect:
Studio Pacific
Architecture, Hamilton
Owner:
Department of
Conservation
Project Manager:
Andrew Blanshard,
Historic Ranger
Resene: Stef
Christodoulou,
Northland Branch
Manager



A new gymnasium has joined the facilities offered to students at St Dominic's College in Henderson improving access to sports and recreational activities. St Dominic's is an integrated Catholic secondary school for 850 girls from Years 7–13 founded by the Dominican Sisters in 1952, with education founded on the Gospel values of the Catholic faith tapping into the Dominicans' 800 year old tradition of service to education.

The new gymnasium is a modern complex clad in a blend of Titan board, Linea weatherboard and precast concrete finished in Environmental Choice approved Resene Lumbersider waterborne satin tinted to Resene Lemon Grass (smoky grey green), Resene Sea Fog (greyed white) and Resene Half Tea (complex neutral) with steelwork and soffits in Resene Sea Fog.

The neutral palette outside makes way to a mix of bright and light on the interior, with predominantly Resene Quarter Tea (muted beige) walls and Resene Black White (grey white) ceilings joined by accents of Resene Whizz Bang (bright orange) and Resene Sushi (bright lime green), all finished in Environmental Choice approved Resene Lustacryl semi-gloss waterborne enamel. Concrete floors in storage areas are finished in Resene Aquapoxy tinted to Resene Delta (warm ochre green) and this same hue also features on exposed steelwork tinted into Resene Uracryl. Completing the ensemble, Resene Lustacryl tinted to Resene Sea Fog provides an easy clean option in the bathroom and kitchen areas.

The high quality application of the paint finish is testament to the careful attention to detail that was applied to all elements of this project, keeping the contractors busy scheduling in new referrals they have received as a result, while students focus on giving the new building a workout.



game on

Architect: Eclipse Architecture
 Building Contractor: Auckland Construction
 Painting Contractor: ST Taylor
 Resene: Bryce McDermott, West Auckland Branch Manager



haven from home



Hugging the coastline at the end of Tipoka Road in Taranaki, the House for Karen is inspiring. The house, designed by Boon, Goldsmith, Bhaskar Team Architecture, sleeps 12 people in five bedrooms and features a library and large living areas. A separate annex area, linked by a covered walkway, provides a quiet place away from the rest of the home.

The home has been built by the Karen Cornelia Trust established in 2004 with the aim of supporting cancer sufferers and their families. Karen unfortunately lost her cancer battle in 2003. In the latter part of Karen's illness, the Van Dillen family were given the opportunity to have a short holiday at a Mokau bach. It was a special time for the family away from their normal daily pressures. Ronnie Van Dillen wants other families in the same situation to be given the same opportunity to get away.

The aim is to build two holiday homes to be used by those suffering from cancer and their families to take time out as they cope with the illness. The first of these homes is in Tipoka Road. A 'walk in, walk out' service, all needs of visitors will be catered for, including food, enabling visitors to enjoy a holiday without worrying about the expense. The home is expected to be occupied 35 weeks of the year. A massive effort with in excess of 400 contributors, the home was built in three parts in New Plymouth allowing the public to view the building before being trucked to another viewing point and then its final home, a donated coastline property near Rahotu.

The home is finished throughout in Resene Environmental Choice topcoats Resene Lustacryl semi-gloss waterborne enamel, Resene SpaceCote Low Sheen Kitchen & Bathroom waterborne enamel, Resene Waterborne Woodsman penetrating oil stain and Resene Aquaclear waterborne urethane, all proudly donated by Resene. In time the Trust envisions that a further holiday home will be built.



dine by wine Nostalgia meets chic indulgence in The Old Church in a vineyard on Meeanee Road, Napier. The historic Meeanee church built in the late 1800s has undergone an extensive renovation and transformation to ready it for its new occupation as an iconic restaurant.

Outside, the church roof gleams in **Resene Hi-Glo** tinted to **Resene Scoria** (copper red brown) combined with a custom-made colour palette of Old Church Cream, Old Church Light Green and Old Church Dark Green with window joinery in **Resene Quarter Sea Fog** (black edged white) and the base in **Resene Kelp** (bark green). **Resene Hi-Glo** is used on all exterior faces for a striking high gloss finish. To ensure the integrity of the paint finish, half the building was stripped right back to the original native Matai necessitating the removal of old lead-based paint and filling and sanding prior to application of a single priming coat and two topcoats of **Resene Hi-Glo**.

The internal changes are equally impressive. Exposed high beams are finished in **Resene Lumbersider** tinted to **Resene Domino** (warm grey brown) followed by **Resene Enamacryl Metallic** tinted to **Resene Spark** (brown metallic), which works well with the **Resene Quarter Fossil** (light green beige) on all other ceiling areas. Walls and trim are protected and warmed by the complex tonings of **Resene SpaceCote Low Sheen** waterborne enamel tinted to **Resene Fossil** (beige) complemented by **Resene Lustacryl** semi-gloss waterborne enamel tinted to **Resene Double Fossil** (green beige) on trims and window joinery.

Once varnished posts were stripped then finished in **Resene Quick Dry** waterborne primer undercoat with a paint system of **Resene Lumbersider** tinted to **Resene Fossil** followed by **Resene Crackle Effect** and a final coat of **Resene Enamacryl Metallic** tinted to **Resene Spark**. The **Resene Crackle Effect** creates an aged cracked appearance across the surface, allowing the **Resene Fossil** toning to show through the web of cracks in the metallic providing an aged two-tone effect finish. Completing the adventurous palette, the bar area and terrace room are finished in **Resene Lumbersider** tinted to **Resene Dusty Road** (mushroom brown) followed by **Resene Enamacryl Metallic** tinted to **Resene Goldmine** (gold aluminium). The selection of hues and finishes is meticulous, down to the striking finish in the bathroom areas where new paperfaced plasterboard is primed then finished in **Resene Lumbersider Black** with a topcoat of **Resene Pearl Shimmer** pearlescent effect.

144 years young and counting, this old Church is now humming with discerning diners.



before



after

Interior Designer: Wendy Giltrap Painting Contractor: Freeman Decorators Ltd Resene: Helen Stoddart, Hastings Colour Representative



go green



A new 194 square metre home in Whitianga Waterway's new airfield subdivision is a showplace for sustainability. Combining practicality with luxury, this home adheres well to the mantra that form follows function.

Green building principles, many sourced from international experience, were the driving force behind the use of sustainable materials. The weatherboards and fascias are New Zealand grown Cedar and the home features added benefits, such as higher R value rated wool insulation, solar hot water and underfloor heating and an interior finished with Environmental Choice approved low VOC Resene paint systems in **Resene Half Joanna** (fresh neutral) and **Resene Almond Frost** (cocoa brown) for a healthy interior environment. **Resene Environmental Choice** paints also feature on the exterior of the home with **Resene Lumbersider** tinted to **Resene Bokara Grey** (charcoal black).

The focus on sustainability is reflected all the way through to the final details, with excavated soil on site being reused for garden landscaping, a Greymate system installed for greywater irrigation, a Chili Pepper water saving return system to ensuite vanity to reduce water wastage waiting for the hot water to arrive and even the site sign was made from plywood not PVC. The high gable design allows the sun to stream into the kitchen in the mornings providing natural early morning warmth.

The design concept, based on simple aircraft lines, provides space for an organic garden, children's play area and optional outdoor entertaining spaces.



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Painting Contractor: J.L. Connolly Whitianga Ltd
Resene: Mike Martin, Waikato Sales Representative

Water Based Paint
Colour No. 12991

Resene Zylone Sheen VOC Free is now available in white, light, pastel, mid, deep and ultra deep tones, which means thousands of colours are available for tinting into this product range.

The pricing of the VOC free version is the same as standard Resene Zylone Sheen so using the VOC free version in place of the standard version is cost neutral. Resene Broadwall Waterborne Wallboard Sealer is also VOC Free, while Resene Ceiling Paint and Resene Broadwall 3 in 1 are very low VOC (1gm and 1.7gm per litre respectively). In addition, to keep Resene Zylone Sheen VOC Free completely free of VOCs, Resene tinters are available in a VOC free formulation. Resene Zylone Sheen VOC Free (and other Resene paints) may be tinted with the VOC Free tinters on request. Some colour restrictions apply and orders are initially available for stock supplied ex Head Office only while the tinters are progressively rolled out through the Resene network of stores.

Once the rollout is complete VOC Free tinting will be available in store.

think fresher



Resene has a wide range of products, including the Resene Zylone Sheen VOC Free range, which meet the Green Star VOC requirements and Green Star NZ VOC requirements (under section IEQ13) and the environmental credential requirements under section MAT10.



Recognising that exterior timber surfaces have special clean up requirements, Resene has developed new Resene Timber and Deck Wash.

Based on popular Resene Paint Prep and Housewash, this product has been formulated especially for new and weathered timber and is recommended prior to all exterior painting and staining projects.

See the Resene Timber and Deck Wash Data Sheet D813 for technical information and the Resene Caring for your paint finish brochure for information on cleaning surfaces, available from Resene ColorShops or the Resene website.



winter busters

Painting in winter can be a challenge with the cold weather playing havoc with application and performance. Waterborne paints are typically based on tiny thermoplastic particles that deform and stick to one another during the stresses of drying and film formation. Particles deliberately engineered to be soft, form films easily even at quite low temperatures. The softness, however, extends to the finished film, making it prone to damage from dirt retention. Hard particles can be made, but they require heat, or large amounts of plasticising solvents, in order to form films.

A compromise was required and the industry accepted particles that needed some plasticising solvent and some heat (10°C or higher) to form useful films. Since that time, novel technologies have arisen that overcome the hardness/film-formation dilemma. One method is to build the sub-micron plastic particles in two separate phases – a soft phase that will coalesce at very low temperatures and a hard, tough phase that will contribute good film properties – a paint version of toffee. Because coalescing solvents are not necessary, an added bonus of the technology is that it is very green with low VOC. Consequently waterborne paints can be formulated without humectants (typically added to slow the dry time in hot weather), which makes them dry faster in winter.

The Resene Technical team developed the first wintergrade product, Resene Wintergrade Lumbersider (see Data Sheet D34a) in 1999. This product has since been joined by Resene Wintergrade Hi-Glo (see Data Sheet D31a), Resene Wintergrade Quick Dry (see Data Sheet D45a) and this year, Resene Wintergrade Sonyx 101 (see Data Sheet D30a) and Resene Wintergrade X-200 (see Data Sheet D62a).

These products will all dry in temperatures down to a cool 2°C. Wintergrade products are the same price as the standard products, so painters can select whichever product fits in best with the local weather conditions without affecting the contract price.

web wise



The Resene website has again been awarded a HitWise award for being best in its category (Business - Finance and Construction). If you're looking for anything from specifications to colour swatches, sample and chart ordering through to painting tips, you'll find it all on the Resene website.

Visit either www.resene.co.nz (NZ) or www.resene.com.au (Australia).

top product

Resene Broadwall 3 in 1 was named 'Best New Product' by the New Zealand Master Painters Association. Resene Broadwall 3 in 1 is a surfacer, sealer and finish coat all in one. Environmental Choice approved, it has 1.7gm VOC per litre and meets Green Star VOC requirements and Green Star NZ IEQ13 VOC and MAT10 requirements.



For a full copy of the latest Resene News, email update@resene.co.nz with your postal address and we'll post a copy to you.

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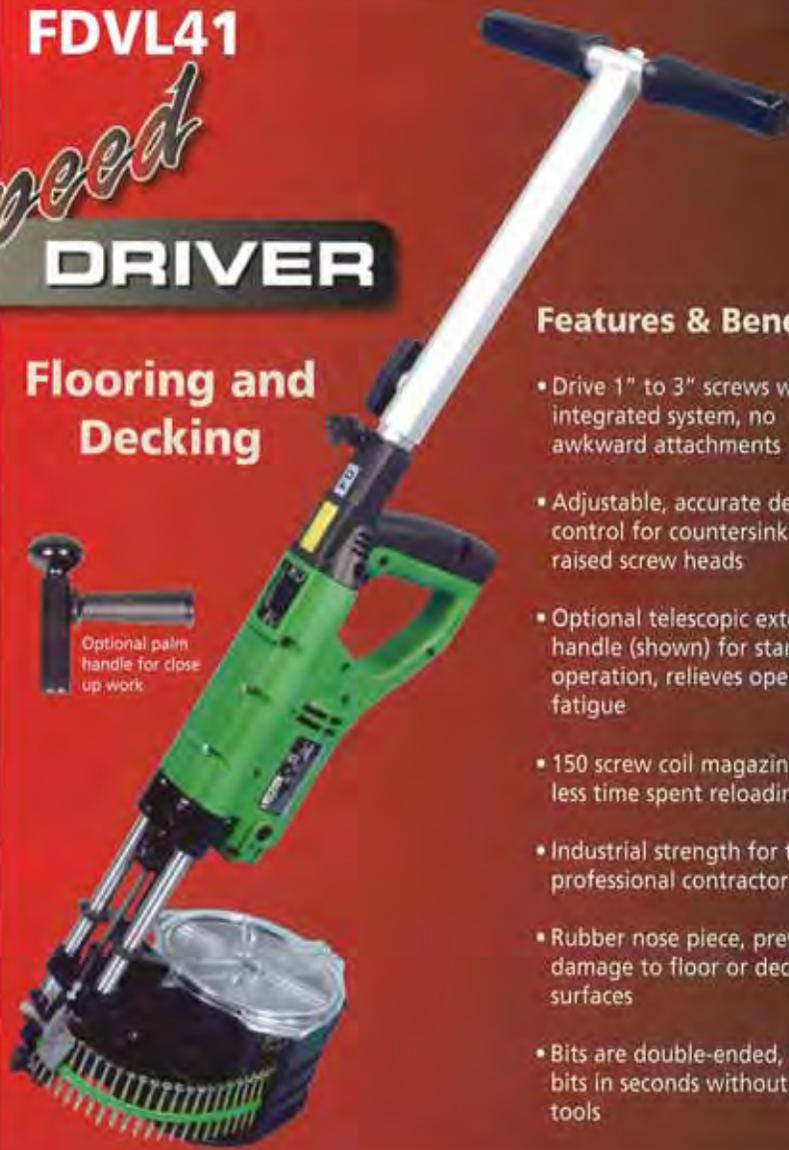
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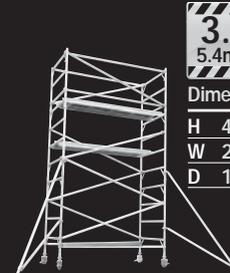
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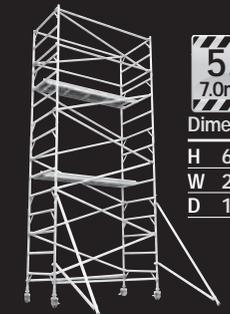
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Stylish Ranger cut — just take a bit off the back

What do you do when you're a car company and your customers ask you to add a little more diversification to an already extensive range that makes up one of your more significantly better selling vehicles?

Well, if you're Ford, you listen and then you go back to the assembly line and you tell them you need a couple of changes made and you deliver the goods.

This is precisely what's happened in the case of the Ford Ranger.

In April, Ford's light commercial offering sold 266 units, in both 4x2 and 4x4 variants. Year-to-date, that figure is 991, putting Ford just a skosh behind the market leader.

Having said that, Ranger was Ford's best selling product in April and, in any case, the gap between Ford and its nearest rival is quite marked, so obviously the team in Thailand have screwed together a pretty good product — a worthy successor to the long-serving Courier.

So when the time came to start producing "special request" vehicles with strong sales figures to back up its requests, Ford New Zealand could justifiably hold up its hand and make a case for them.

And it would seem there is a case for a double cab, cab chassis version of the Ranger, because Ford's Thailand plant has just produced one.

The argument for the cab chassis is the need for more flexibility in the cargo hauling stakes, while retaining the passenger potential of the ute.

Until the arrival of the double cab chassis cab, the Ranger line-up of 16 vehicles offered single or space cab chassis cabs, but neither of these made allowances for carrying more than two people at a time.

And while that's fine for the working week, when the time to roll out with the family for the weekend comes around, a two-seater ute is not terribly practical.

To look at, the Ranger XL double cab chassis cab looks like a conventional double cab ute, minus the tray, and that is precisely what it is.

As a result, you'll find it runs the 3 litre turbo charged diesel with 115kW of power on tap at 3200rpm and 380Nm of torque at 1800rpm, which allows the Ranger



to tow up to 3000kg with a Ford-approved heavy duty towbar, fitted as an option.

All that power and torque goes to the ground through the five-speed manual transmission, which came as something of a surprise — not the fact that the five-speed manual is being used, but rather the fact that Ford has no plans to introduce an automatic version.

Ford tells us there seems to be no call for an automatic version of the same vehicle, nor a 2WD variant. Which makes perfect sense for down on the farm applications, but perhaps not so much for the weekend recreational warrior.

Right decision

However, given that the requests for this vehicle seem to have come largely from the rural sector, perhaps Ford New Zealand has made the right decision.

You would certainly think so considering the company has ordered about 75 of the tray-less Rangers, obviously expecting a reasonable uptake.

For those in the chippie trade then, if a tailor-made tray with the convenience of a double cab is what you're looking for, you had best be in quick.

Being an XL model, the Ranger runs 15-inch steel wheels, with the wheel arch flares, and carries the XL

safety package of front and side airbags, ABS brakes with electronic brake force distribution, air conditioning and Ford's Passive Anti-Theft system (transponder key).

The Ranger also picks up an MP3-compatible stereo with single CD, remote central locking, tilt adjustable steering and cloth seat trim for the front reclining bucket and rear bench seats.

Now, this last bit is interesting. Many double-cabbers tend to show up their weaknesses in the back — insufficient leg room, folding seats as opposed to fixed, lack of head room, space for two adults and a dwarf — all of these are regular complaints about seats in the rear of double cab vehicles.

The rear of the Ranger accommodates three adults comfortably with plenty of leg and head room on a reasonably comfortable and supportive seat, indicating that someone, somewhere actually took the time to consider rear seat passengers.

At time of writing, Ford was preparing the double cab chassis cab for its debut at National Fielddays, which meant we couldn't actually take it away and play with it.

We did determine the price however, and at \$47,090 plus on roads, the tray-free Ranger model is well priced to slide into the range of Ford's toughest workers.

Ford Ranger. In a contractor's own words.

"You're talking to the right bloody guy. I'd be your best advertisement. The diesel engine is just fantastic."

It goes like a schoolboy. The torque is unbelievable. I can pull my boat all the way up and down the hill to Matarangi in 3rd gear. My boat's 2 1/2 tonnes and Ranger pulls it like it's not even there.

The guys like the Ranger 2WD because it looks staunch like the 4WD. The 2WD looks like a piece of us. We're all hairy contractors here and you don't put them in a wussie ute.

Funny thing is, I've never been a Ford guy.

I'm actually a dyed in the wool fan, but I love this ute."



NZ4WD Ute of the Year 2007



Careful pre-paint preparation required for existing roofing

Careful preparation for the painting of existing roofs is essential. Here Resene Paints outlines a step-by-step guide on preparing cementitious roofing tiles, including cement tiles and Super Six Surface preparation.

- **Remove powdery layers and efflorescence**

Remove any powdery layers, laitance or efflorescence by vigorous wire brushing or, preferably, waterblasting.

- **Special attention needed**

Fibre reinforced cement may contain asbestos. The removal and/or disposal of asbestos-containing materials (or just the cleaning down of them) requires special permission and a licence.

Contact your local council offices to determine your obligations under their bylaws.

Free asbestos is likely to be released during surface preparation and, therefore, suitable dust masks or respirators must be worn by all operators involved in surface preparation and disposal of waste.

Special care must be taken to contain all debris, and this should be kept wet and disposed of in a landfill. This material must not be left to dry out. All washings must be collected and professional tradespeople must be involved.

- **Degrease and clean surfaces ***

Thoroughly degrease by scrubbing or brushing down with detergent to remove all dirt, dust, grease, chalk, cobwebs and other contaminants.

Rinse clean with copious amounts of clean water and test that the surface is degreased by wiping with clean cotton wool. Repeat the process if necessary.

- **Remove all moss and mould ***

Thoroughly clean down to remove all loosely adhered material. Treat areas of moss or mould infestation with Resene Moss & Mould Killer, correctly diluted with clean water. Leave for up to 48 hours to achieve full kill.

For heavy infestations further applications may be needed. Wash thoroughly with clean water to remove residues.

- **Waterblast 3000 psi ***

This may not be necessary, but waterblasting will ensure an excellent surface for painting.

Carefully waterblast at 3000psi to remove all dirt, chalk, moss and mould residue and any other contaminants.

Allow the surface to dry out for at least 24 hours. Care needs to be taken with concrete and terracotta tiles.

** This preparation is also suitable for terracotta tiles.*

- **First coat:**

Prime with one coat of Resene Sureseal.

If the surface you propose to paint is already painted and in good condition, then you can go straight to the "Topcoats" below.

- **Topcoats:**

Apply two coats of Resene Hi-Glo. The choice of Resene Hi-Glo micaceous iron oxide-based colours will also give superior protection.

Follow label instructions at all times.



Reputations secure with BRANZ-appraised nails

Working to protect your clients' valuable investments means builders need to specify only building code-compliant materials.

Builders should know that reputations count and are hard won through experience and training. Paslode takes builders' reputations seriously, and have used its world-leading experience to develop a range of galvanised fasteners.

Builders' clients expect the best and Paslode supports the drive for excellence. That is why it says its hot dipped galvanised nail range is different from the rest.

Paslode galvanised nails are the only range in New Zealand that is fully BRANZ appraised for 50-year

durability and designed for use in all H5 treated timbers (BRANZ Appraisal 546 2007).

These nails are guaranteed to meet the stringent NZ 3604 Building Code requirements.

The hot dipped nails are sourced to bring world-class technology to the New Zealand builder — just look for the yellow labelled Paslode boxes to be sure you meet the required building standards.

Paslode nails have the famous "P" logo stamped into the head of the nail. According to Paslode, this makes site inspection easy, with building inspectors now looking for this mark.

Builders can have confidence that these nails will stand up to even the most rigorous scrutiny.

For more details about Paslode's galvanised nail

programme, contact its customer services team on 09 477 3000, a local area sales representative or visit www.paslode.co.nz.

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The cost-effective alternative to high maintenance boiler systems

A constant supply of piping hot water is crucial to the working operations of many commercial industries. This high demand requires systems that are reliable and effective at all times.

Traditionally, hot water boiler systems have been used to service the commercial demand for large, predictable quantities of hot water. Installations of this type with predictable hot water volume are usually based on the number of people living in a particular building either showering, washing or eating, or industrial machines that require regular peaks of water.



Demand Duo Skid System: 3 x External HD Units.

Demand Duo

Committed to smart, effective and efficient solutions, Rinnai offers a cost-effective alternative option to high maintenance boilers — a fast recovery storage system, the Rinnai Demand Duo.

The Rinnai Demand Duo is a complete packaged, high volume, high flow, hot water storage system, made up of one to six Heavy Duty Infinity continuous flow water heaters with a manifold system, primary pump(s), thermostat and one or more stainless steel storage tanks. (The storage tank allows a defined period of high flow water, greater than the rate of stand-alone or manifolded HD units.)

How it works

The fundamental principle of how it works is simple. The thermostat senses the temperature of the water in the tank, and when it drops below the set point, the primary pump is activated. It is this flow that starts the Rinnai Infinity HD units, which quickly and efficiently return heated water to the tank.

More cost effective and easier to maintain than cumbersome boiler systems, the Rinnai Demand Duo system is perfect for hotels and motels, apartment blocks, student accommodation, shower blocks, commercial kitchens and commercial laundries. They are also frequently used to support flow and return systems used to distribute the hot water around the larger building.

Installation and sizing options

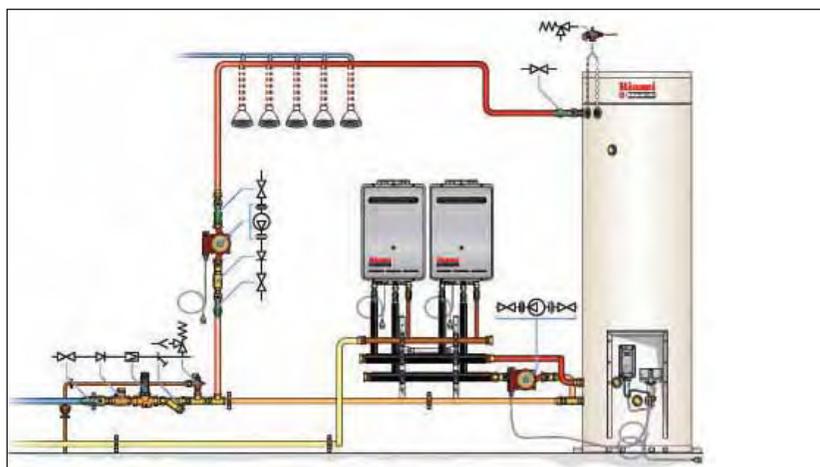
Demand Duo is a completely scalable and flexible system. Banks of up to five HD units can be manifolded to support the storage system, with options of remote location of the HD units and internal or external installation.

Skid packages can also be built to order, and can include a free-standing frame, back-to-back heaters, GPO package, all primary pipe work, tank manifold pipe work, pipe work insulation and pipe work insulation sheathing. These greatly reduce installation time and cost.

Specification service

With so many options available, specifying the right hot water system for a commercial application can sometimes be a tricky matter, weighing up issues such as service access, floor space availability, and running costs, versus set-up costs. Not to mention ensuring you achieve the hot water delivery requirements specified by the customer.

To assist with this, Rinnai offers a free specification service. For more information on the Demand Duo fast recovery storage system, or to talk to the Rinnai specification service, please call **0800 RINNAI (0800 746 624)** or visit www.rinnai-tradesmart.co.nz.





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www.nuplexfed.org.nz
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www.nuplexconstruction.co.nz

Got a young gun on site?



From left: Carters national operations manager Andrew Cochrane, BCITO chief executive Ruma Karaitiana, Apprentice of the Year winner Rhys Forsyth, Department of Building and Housing chief executive Katrina Bach and RMBF chief executive Pieter Burghout.

If you've got an apprentice on site who's a cut above average, have you thought about encouraging them to enter the Registered Master Builders Carters 2008 Apprentice of the Year competition?

This competition seeks to reward and recognise young apprentices around the country, and ends with the National Apprentice of the Year title being awarded in late October.

You've probably read other articles on this competition over the past few months, but we thought we'd give Carters' view of the competition and its benefits as well.

Carters is involved with this competition because apprentices are the future of the construction industry. By rewarding and recognising achievement at this level, we hope to encourage these young achievers to stay in the industry and grow into leaders.

It's also an opportunity to acknowledge and thank the employers who support and train these apprentices to become builders of the future.

For you as an employer, there are several benefits to encouraging your apprentices to apply.

One is the development or refinement of their written and oral skills in filling out the entry form and partaking in the judging process. There is more and more

paperwork to fill out on site, so these skills need to be encouraged for future success in their career.

Another benefit is the confidence boost if and when they make the regional finals and attend the awards evening in their region. Whether they win or not, this alone can be a huge boost to an apprentice's confidence in their career choice.

These benefits mean you end up with a more rounded apprentice with increased confidence in their career choice, which should lead to better work on site for the remainder of their apprenticeship. And it gives you a chance to rub your halo for having further developed another of our industry's up and coming builders.

The winner of last year's National Apprentice of the Year title, Rhys Forsyth, says the competition is an excellent way for carpentry apprentices to have their skills and knowledge tested against those of their peers.

"It's rewarding to have your hard work recognised by your employer, family and friends, and leaders in the industry. Entering the competition was a great way to challenge myself, and has opened up doors for my future in the industry," Rhys says.

The winner of each region will receive an Outward Bound course and a study grant valued at \$2500. Four of Carters' suppliers have also come on board to help

make the prize packs tasty, with power tools from Hitachi, hand tools from Stanley and Irwin, and safety gear from Wholesafe up for grabs for first, second and third placegetters at a regional and national level.

The top national prize is a trip for two to an Australasian trade show, valued at \$3500, plus a Carters Future Development Grant of \$5000.

The competition is open to all carpentry apprentices — so they don't have to work for an RMBF member or be doing their training with the BCITO to enter.

They must be employed with a building company or individual builder (including at the time of judging) and:

- be aged 26 years or under in the year of the competition (note the age limit has been raised from last year),
- be completing a National Certificate in Carpentry,
- have completed at least two years of the National Certificate in Carpentry onsite or have completed their apprenticeship within six months of the closing date of Thursday 31 July 2008, and
- reside in the competition region.

Entries close on 31 July so time is running out. For further information, or to download an entry form, go to www.masterbuilder.org.nz or www.bcito.org.nz.

Entry forms can also be collected from Carters stores nationwide.

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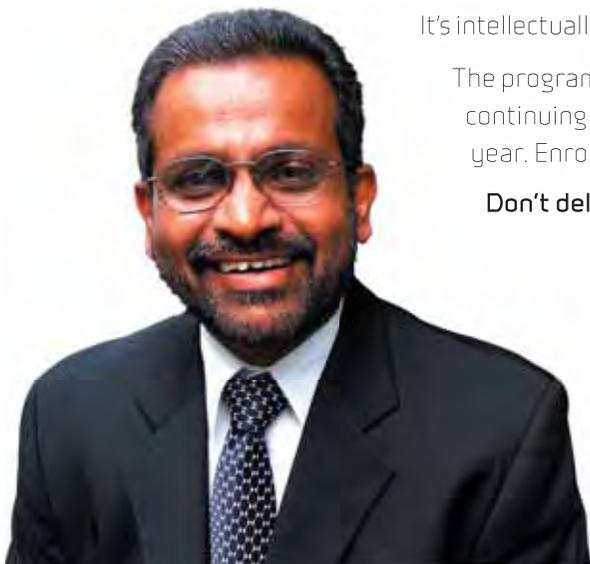
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The programme can be completed in one year full-time, or part-time while continuing work. Most papers are delivered in short blocks, several times a year. Enrolments are taken throughout the year.

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Skills planning helps secure industry future

Meeting deadlines, liaising with clients and managing a successful business leaves most business owners with not enough time to keep track of national or regional economic indicators which may affect our industry and, more specifically, your business.

We cannot escape media headlines filled with news of downturns and slumps, rising and lowering interest rates, inflation and consumer confidence — all of which may have a direct impact on your existing and potential clients, your suppliers or your employees and, therefore, on the success and profitability of your business.

During periods of economic decline, whether widespread or cyclical, the construction industry is one that has, in the past, suffered, and often for a long period — boom and bust cycles in the industry are known to be around seven years in duration.

How construction businesses survive the impact of any economic downturn is not just dependent upon the financial strength of the business, but also how well they have planned for the future as regards skills.

Over the past 10 years we have been made aware of the serious skill shortages in the industry, especially when it comes to carpenters, plasterers and concrete workers. These skill shortages were a direct result of the industry taking its eye off the ball and not training sufficient numbers of apprentices.

One of the ways to alleviate skills shortages and maintain a successful business is to train employees to carry out work which will enhance the business.

During the past five years, the construction industry has been attempting to rectify the skills shortage by increasing the number of apprentices in training. Unfortunately, this positive increase still leaves us with a significant gap.

In years to come the number of skilled people available to work in the industry will be negatively impacted by the ageing workforce retiring. There will be fewer numbers of school leavers available to enter the industry and, in addition to that, the sector is competing in a global market with other countries with similar shortages.

While on the surface some people may suggest that immigration is a solution, we will not be able to rely on immigration policies to assist in filling the gaps.

The benefits of workplace training for employees are well documented. Training enables staff to gain formal recognition of their skills with a qualification that is designed to meet industry needs. This ensures the skills learnt are those that are relevant and beneficial to the workplace.

Training an apprentice takes time and commitment, but it can also bring rewards and benefits to the business, including getting the right mix of skills, improving staff retention, and an increase in productivity and improvement in the financial outcomes of the business.

Training (specifically workplace training) during the harder times can also assist in ensuring the security and growth of your business.

The construction industry embraces new technology readily. Builders ensure they are familiar with new legislation and are becoming more educated and knowledgeable about sustainable building — all positive actions.

But to ensure the long-term viability and success of the construction sectors, business owners also need to commit to future-proofing the skills of the industry, and that is going to require the continued training of apprentices.

If you would like to know more about employing apprentices and workplace training, call the BCITO on 0800 422 486.

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Injury increases risk of losing your business

Unless we change how we're managing health and safety, at least 13 construction workers will lose their lives whilst at work this year.

Do you want that to be you, a member of your staff, a contractor or a visitor to your site? No — of course you don't!

One fatality is one too many, and whilst you can't put a value on a human life, you can imagine the impact that a serious accident or injury has on day-to-day activities and how you manage your business and, ultimately, your business' success.

It's been reported that at least 70% of self-employed businesses that close down do so at least in part because of serious injury. * Nearly a third of these companies were in the construction industry.

As so many residential builders will already know, as a self-employed businessman you are critical to the ongoing success of the business and, if you're not there or able to actively participate in the day-to-day activities then there's a strong possibility that your business' efficiency will deteriorate, deadlines won't be achieved and, ultimately, the success of your business will falter.

Free training for residential and civil contractors and allied trades

One way of ensuring this doesn't happen to you is to have a basic health and safety plan — and ACC is assisting with this. Health and safety training for a Workplace Safety Discount is a simple way of incorporating four key health and safety elements into your business.

You can achieve a 10% discount on the work component of your ACC levies for three years from the date of lodging your application and self-assessment with ACC, backdated to the beginning of the tax year.

The course is free for residential and civil contractors, and allied trades who are self-employed, have an annual payroll of \$450,000 or less and employ no more than 10 full-time people.

You'll need to verify your eligibility to attend the course by going to the ACC web site (www.acc.co.nz). Check that your Classification Unit is on the list of those eligible.

When and where?

Site Safe is running courses throughout the country on a regular basis. At the four hour course you'll come away better able to implement systems around:

- **Hazard management** — identifying, assessing and controlling significant hazards is essential to prevent injuries. Good hazard management requires a proactive approach, staff involvement and regular reviews of the effectiveness of the controls.
- **Incident and accident investigation** — it's vital that incidents and accidents be thoroughly investigated to ensure hazards are identified, controlled and made part of your regular hazard management process.
- **Emergency preparedness** — when an emergency occurs it's too late to make new plans. Well-practised plans will help keep all people safe on site, should an emergency occur.

- **Information, training and supervision** — all people working on the job need to know about the hazards they are likely to face. Inductions, relevant training and knowing when a staff member is safe to work unsupervised are key aspects to running a smart business.

After the course, complete the application form and self-assessment and submit it to ACC. Then start saving 10% on the work component of your ACC levies — for three years!

Check out www.sitesafe.org.nz to see when the next course is being run in your area or, alternatively, contact the Site Safe administrator in the area closest to you:

- Northland/Auckland/Waikato/Bay of Plenty, 09 634 4735, safetyplanak@sitesafe.org.nz
- Wellington/Taranaki/Hawkes Bay/Manawatu/Taranaki: 04 04 495 9873, safetyplanwgt@sitesafe.org.nz
- South Island: 03 343 7110, safetyplansouthern@sitesafe.org.nz

* Source: ACC

The independent construction industry organisation

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'Bullet-proof solution' needs qualified installers

While the construction industry moves towards licensing as part of the Building Act 2004 and in response to leaky homes scares, the shower industry is moving that way too.

New Zealand shower manufacturer Atlantis Bathroom Style has taken the initiative in ensuring their product performs the way it should, especially in high risk areas such as timber floors and in upstairs bathrooms.

But while Atlantis says its tile shower system is a "bullet-proof solution", it still needs the back-up of good quality and trained tradespeople to achieve the best outcome for customers.

In response to this, Atlantis has built a network of experienced and reputable tradespeople and specialist shower installers in every region, and trained them as certified Atlantis shower installers.

Atlantis trainer Matthew Francis is responsible for teaching the correct procedures for Atlantis Tiled Shower System to the installers.

"Our installers are usually recommended by local

plumbing merchants," Mr Francis says. "Then we run a background check on their references and workmanship and have them install seven or eight of our showers on a trial basis. If there are no complaints or issues with their techniques, we sign them up."

Newly certified Atlantis installer Chris Rarity has been an approved contractor in Blenheim for a number of years for several shower companies, including Atlantis. He believes in the need for certified installers.

"If you've got a quality product, you want to know the right person is installing it the right way," Mr Rarity says. "It's a specialist job."

Dunedin-based Mike Cranstoun was among the first certified Atlantis shower installers. "There are no guarantees unless you use a certified installer, and that goes for any specialist job," he says.

"You're silly even if you get your builder or plumber to do it, as you can jeopardise your warranty if it isn't installed properly. Everyone's going to have to be licensed soon," he maintains.

While the Department of Building and Housing (DBH)

licensing scheme currently only covers carpenters, builders, site supervisors, construction managers, designers and draughtspeople, other specialist licence classes will follow.

A DBH spokesperson confirmed there are discussions under way regarding how to manage work done in internal moisture areas, particularly showers.

"There is work that is currently not covered by proposed licence classes that is important, and may need to be done by a licensed person. We have to work with industry to determine how this can be managed."

Atlantis installers have found people readily accept the need for specialists.

"It's not a problem convincing the end consumer, but most people don't know there are those out there who specialise in shower installation," Mr Rarity says. "If they did, they'd definitely want to use one."

Atlantis is happy to hear from any tradespeople who are interested in joining its certified installer network. Visit www.atlantis.net.nz or call 0800 428 526 for further details.

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[H₂O]³

Dr Kerry Rodgers contemplates the site of another jingo-ridden Ozzie gold medal triumph

Among the many venues hosting the Beijing Summer Olympics, few are more likely to attract comment as the National Aquatics Centre.

This new venue has been built right alongside the Beijing National Stadium, smack bang in the midst of the Olympic Green. It has already been informally christened The Water Cube or, by the Nerds-Among-Us, [H₂O]³ — and for a very good reason.

In the words of architects PTW: “The so-called Water Cube associates water as a structural and thematical ‘leitmotiv’ with the square, the primal shape of the house in Chinese tradition and mythology.

“Unlike traditional stadium structures with gigantic columns and beams, cables and

backspans, to which a facade system is applied, in the Water Cube design the architectural space, structure and facade are one and the same element.

“Conceptually, the square box and the interior spaces are carved out of an undefined cluster of foam bubbles, symbolising a condition of nature that is transformed into a condition of culture.

“The appearance of the aquatic centre is therefore a ‘cube of water molecules’ . . .

“In combination with the main stadium by Herzog de Meuron, a duality between fire and water, male and female, Yin and Yang is being created with all its associated tensions/attractions.”

Kinda says it all, doesn't it?



Yin Yang: Beijing's Water Cube and Bird's Nest in the Olympic Green.

Image: Wikipedia

Engineers Arup were responsible for developing the main structure, built by the China State Construction Engineering Corporation (CSCEC). It comprises a 100,000 sq m steel spaceframe, clad with ETFE pillows 0.2 mm thick, making it the largest ETFE-clad structure in the world. The cladding allows greater penetration of light and heat than glass, resulting in a 30% decrease in energy costs.

During the games the Water Cube will host the swimming, diving and synchronised swimming, along with chants of “Ozzie! Ozzie! Ozzie! Oi! Oi! Oi!”, expected to drown out the Chinese Thunder Sticks.

The centre occupies 65,000 sq m. During the games up to 17,000 spectators can be

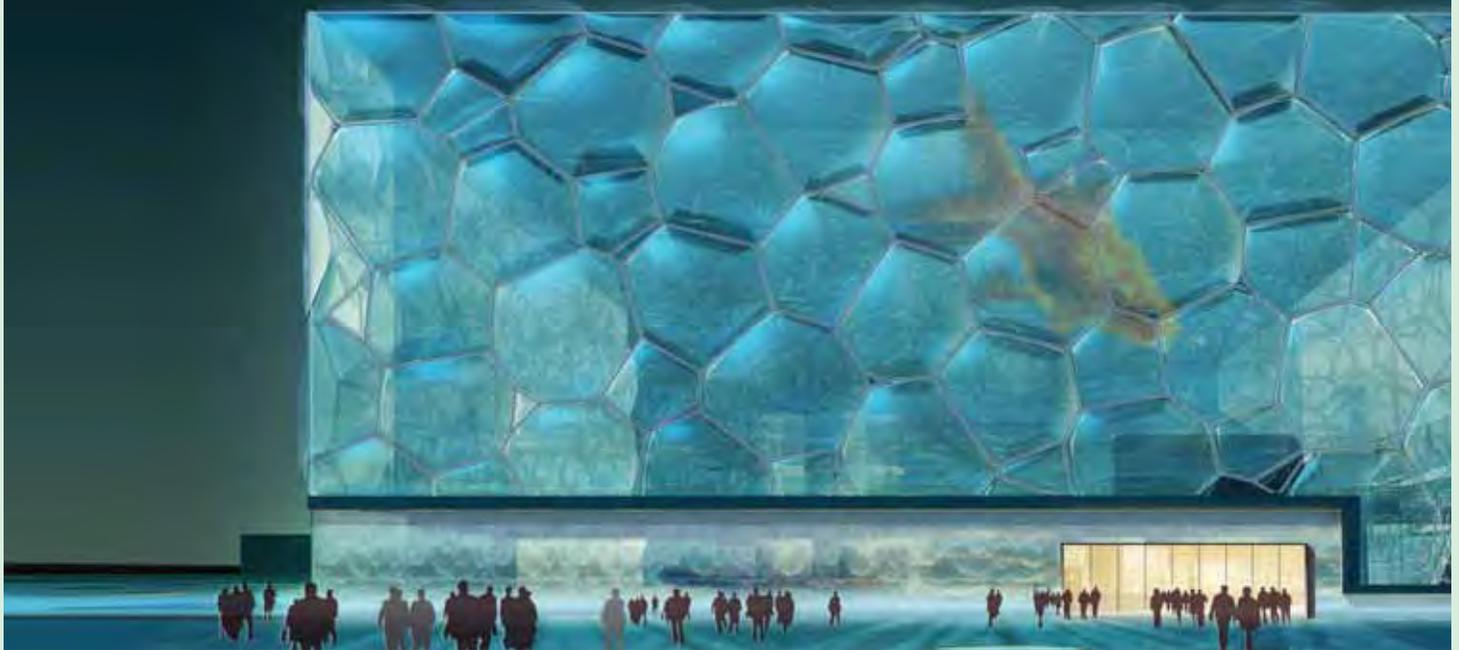
accommodated, but afterwards this will be reduced, possibly to just 6000.

The new venue has already scored one major international award, being credited with “The Most Accomplished Work — Atmosphere Section” at the 2004 Venice Biennale. It is a true masterwork, in the original sense of the term.

In making its award, the Venice Biennale Jury observed: “The project demonstrates, in a stunning way, how the deliberate morphing of molecular science, architecture and phenomenology can create an airy and misty atmosphere for a personal experience of water leisure.” Yeah, right.

Popular Science included the structure as among the Best of What's New in Engineering in 2006.

The entrance

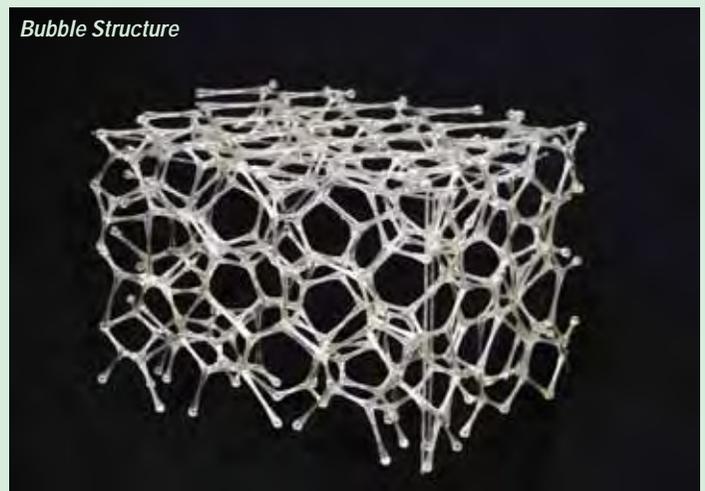


“Water becomes a profound ‘building material’ that de-materialises the building in a meaningful way” . . . “The structure of water softens and dissolves all the boundaries, and gives the sophisticated ‘micro’ details to the monolithic totality. The sophistication and funniness of the components and the simplicity and monumentality of the whole gives the building an interesting duality.”

PTW Architects

Images: PTW, Arup CSCEC

Bubble Structure



Foam space

Sunset Terraces — a multi-unit leaky building claim makes it to the High Court

Tim Bates of Auckland law firm Legal Vision focuses on the recent judgment on Sunset Terraces, North Shore, being the first multi-unit leaky building to proceed all the way to trial in the High Court.



Sunset Terraces is a residential complex situated in Sunset Road, Mairangi Bay. It is a linear unit title development comprising 21 townhouses, each of two storeys. The dwellings were built in 1997 and 1998 using untreated timber framing and monolithic cladding.

The proceedings were brought against the developers, the council and the designer. The court was asked to decide upon many issues.

First, the court was asked to rule upon whether the Body Corporate could sue for all damage to the whole complex — both common property and unit property — including the damage to the units of the three owners who did not participate in the case.

It was ruled that the Body Corporate could only sue in

respect of common property. This was due to the Unit Titles Act 1972.

However, it was conceded that the position would have been different had it been a proceeding brought under the Weathertight Homes Resolution Services Act 2006.

The court was asked to consider whether, in fact, a council owed a duty of care to owners of residential units in a multi-unit complex, the argument for council being that it ought not to owe a duty because it is a commercial development.

The court ruled in emphatic terms that the council owes a duty of care to anyone who acquires a unit, the intended use of which has been disclosed as residential in the plans and specifications.

In particular, the court found that the council owes a duty to take reasonable care in performing the three regulatory functions in issue:

- deciding whether to grant or refuse a building consent application,
- inspecting the premises to ensure compliance with the building consent, and
- certification of compliance with the code.

Four of the individual unit claims were successful. These were units for which the owners had no knowledge of water ingress issues prior to purchasing.

One of these four unit owners was only partially successful in that he had transferred his unit to a company after becoming aware of water ingress issues, and so his damages were likely to be limited to the reduction in value he received for the unit from the company (\$40,000).

Twelve of the units were owned by individuals under complicated Blue Chip arrangements. The structure was that a Blue Chip company purchased the units, sold them to individuals who then leased them back to Blue Sky, which then subleased to tenants and contracted with owners to manage them.

In relation to these units, the council argued no duty of care was owed to Blue Sky because it was a

commercial entity. This argument failed because the units were intended to be residences at the time the council carried out its responsibilities (see earlier finding).

But the court did go on to find that the council owed no duty to Blue Sky because it was only a lessee, not a home owner leasing for profit.

However, the individual owners had assigned their cause of action to Blue Sky in November 2005. The court held that the council owed a duty of care to Blue Sky as assignee, but that the 12 claims failed because there was a break in the chain of causation.

There was no evidence of the 12 individual unit owners relying upon the council in their decision to purchase. Their reliance was on the Blue Chip scheme instead.

Other findings made in this decision were:

- The council argument that because they did not charge much for inspections they did not have a duty to carry out more inspections or do a more thorough inspection was rejected. It was held instead that the council had the power to set its own fees at a level commensurate with the risks it assumed.
- As regards a lack of detail being said to have led to problems with wing and parapet walls of the complex, it was held to be enough that the relevant Harditex technical information was around at the time which filled in the details.
- It is generally acceptable for the council to rely upon producer statements instead of actually inspecting construction work, but not in this case because the developer had shown himself to be unpredictable and untrustworthy.

In particular, the council should have gone further to check out the waterproofing of the decks.

- The developer was found to owe a duty of care to all or most of the plaintiffs. As regards the four successful unit owners against the council, the apportionment of liability between the developer and the council was ruled to be 85% developer, and 15% to council.

- The claims against the designer failed.



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