

NEW ZEALAND

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

O C T O B E R 2 0 0 8
V O L 1 8 N O 9



Smith and Jones: Comparing the policies



Poll your vote at
www.buildingtoday.co.nz

Free advice on roofing and cladding for New Zealand homes

COLORCOTE®

Metal Roofing & Cladding

G U I D E

see www.colorcote.co.nz



COLORCOTE®

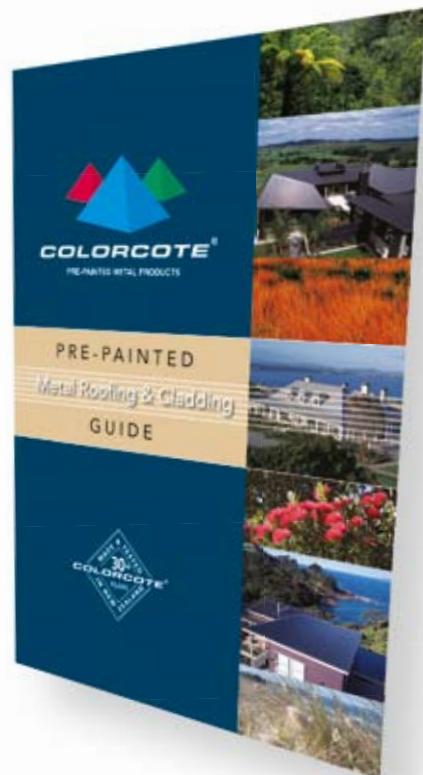
PRE-PAINTED METAL PRODUCTS

MADE FOR NEW ZEALAND



Your roof is usually the largest feature of your home and its design, finish and colour can make a big difference to the overall look. That's why we've produced the new ColorCote® Metal Roofing & Cladding Guide - to ensure each of our customers gets the correct product system for their building environment and gets the best value for money in regard to performance and lifecycle costs.

We'll show you how to make the most of the design flexibility offered by ColorCote® pre-painted steel or aluminium systems - how they can be roll-formed or pressed into a range of profiles and can be adapted to almost any design or construction concept... how it has the strength to span wide spaces with simple support systems and can be bent or curved to make the most of innovative designs and ColorCote's range of more than 80 colours.



The ColorCote® Metal Roofing & Cladding Guide gives you helpful advice and design tips on colours, using the correct materials for your home, important information on mistakes to avoid and how to save thousands of dollars over the lifespan of your roof or wall cladding.

You'll see too how New Zealand's rugged marine climatic environment conspires against all exterior building products through extremes of temperature, harsh sunlight and salt-laden sea air and why it's important you get the correct pre-painted metal roofing and cladding system for your house whether you're living in the city, beside the sea or out in the country.

The ColorCote® Metal Roofing & Cladding Guide spells out why using the appropriate paint system for the job and choosing between a steel or aluminium substrate (depending on the environment) and having it installed properly, will add years to the life of your roof... and will save you lots of money too!

For your free ColorCote® Metal Roofing & Cladding Guide visit our website:

www.colorcote.co.nz

Or contact your local ColorCote® pre-painted metal roofing and cladding supplier.



www.colorcote.co.nz

**"WORKS
AS HARD
AS I DO"**

**24 month Telecom
Team Builder or
Industry plan**

**FREE
Sanyo 7050**

Rugged, anti-slip and drop-proof



Telecom Team Builder and Industry plans give you a discounted calling rate to designated Telecom numbers, like your team, important customers or suppliers. And right now when you sign up for 24 months you'll also receive a Sanyo 7050 absolutely free. Then, as well as paying less for the business calls you make most, you'll also have a rugged mobile, which makes a great tool for building your business.

Telecom store or dealer | Call 126 | telecom.co.nz/teambuilder

Telecom

Connecting
New Zealand
Business

PARTICIPATING TELECOM STORES AND DEALERS:



IMPORTANT INFORMATION: Telecom terms, conditions, credit criteria and monthly access fee apply. Offer available on Team Builder or Industry connections to 24 month plans. Handset offer available while stocks last. Discounted calling rate applies to all calls made by a Team Builder or Industry plan to one of the nominated team "calling group" phones (Telecom mobiles or landlines) or any Team Builder or Industry plan on the same Telecom customer number. Disconnection fees will apply if you terminate your 24 month contract early. See telecom.co.nz/teambuilder for full details.

inside this issue

RMBF News 6-15

Survival of the smartest; Energy-efficient show home; Leader Homes goes Underwater; What it means to be a Green builder

Industry News 16-18

We put the questions to Labour's Shane Jones and National's Nick Smith

Sustainability 19

The CCANZ announces its inaugural sustainability award

Vehicles 20-21

Ford's latest offering

Steel 23-25

Bluescope Steel sells its Taharoa iron sands operation

Products 26

Flashing

BCITO News 28

Apprentices reflect on Outward Bound experiences

Columnists 30

A district court decision is overturned after the upholding of CCA provisions

building today

www.buildingtoday.co.nz's June/July online poll found that 91% of respondents indicated that they would be voting for a change of Government. November 8 is the moment of truth so *Building Today* has put a few questions to Minister of Building and Construction Shane Jones and National Party Spokesman for Building and Construction Nick Smith.

Take a look at their replies on pages 16 and 17 and then go to our follow-up online poll and let us know where your vote is headed this time around.

Acting chief executive Chris Preston puts a positive slant on the current global economic slump and how it is affecting the New Zealand construction industry. However, he also calls on Government to act to reverse the slow-down in the industry. We also profile Primesite Homes' energy-efficient Future-Proof Building show home.

Andrew Darlington
Editor

Smith and Jones: Comparing the policies



Poll your vote at
www.buildingtoday.co.nz

cover story 16-17

Publisher: Taurean Publications Ltd,

P O Box 35 343, Browns Bay

Top Floor, 39 Anzac Road, Browns Bay, Auckland

Editor: Andrew Darlington

Ph: 09 478 4888 Mob: 021 90 11 56 Fax: 09 478 4588

E-mail: andrew@buildingtoday.co.nz

Advertising Manager: Mike Rynne

Ph: 09 426 2436 Mob: 0274 949 064 Fax: 09 478 4588

E-mail: mike@buildingtoday.co.nz

BUILDING TODAY is the official magazine of the Registered Master Builders' Federation.

Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of RMBF members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBF and members are not liable for any statements made in Building Today unless otherwise stated.

The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.

1-year subscription: \$56.25 (GST incl). ISSN 1171-0225

chief's chat

by acting ceo chris preston

Survival of the smartest

How will the building industry survive? Is this going to be the lowest of the low, the collapse of the industry that will drive builders under, resulting in a big loss of skilled labour and a mass exodus to Aussie?

As Winston Peters said — No, No, No. There is no argument that things are tight, the world economy is not well (especially the USA) and people are nervous about the future.

Builders will need to be careful, manage their cash flows carefully and be innovative in selling their skills, their products and at all times remain confident with their prospects and clients.

Still no better time to build

But there is still no better time to build. The cost of building is not going to go down but land prices may drop a little or stabilise in the medium term (in the next 12 months or so), making the total project more affordable for the consumer.

Lead times from customer enquiry, to sale, to build should shorten as the pressure at council level, the availability of labour and the ability of suppliers to respond improves. This is a key selling point.

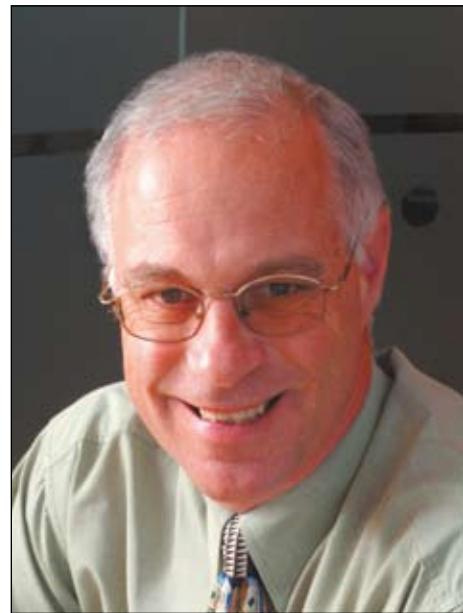
Expect to retain quality tradesmen

As a quality builder, you can now expect to retain quality tradesmen and be selective over the sub-trades you use.

Offering the Master Build Guarantee becomes a bigger advantage during these down times as people become nervous about the financial fitness of builders and building companies. It's all about peace of mind.

Offering the Master Build Guarantee becomes a bigger advantage during these down times as people become nervous about the financial fitness of builders and building companies. It's all about peace of mind.

There is no better time to use the power of your brand, the Master Builder brand, and your reputation to promote quality, consistency, on-time delivery and value for money.



Acting RMBF chief executive Chris Preston

Builders sometimes make the mistake that a downturn means they are only going to compete on price. Yes, price will be important, but (and a big But) those customers who are still in the market and who still have the money and still have access to the money will be the smart, discerning and thoughtful ones.

This build will be important to them (it's likely to be for them rather than a spec or rental), so they will be looking for the right builder to do the job.

A registered master builder is the right builder. A downturn always means the better builders stay in business.

RMBF Head Office: PO Box 1796, Wellington

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

www.masterbuilder.org.nz

Registered Master Builders Association Managers:

Ashburton: Nigel Smith 027 220 1377
Auckland: Sally Mehrrens 09 302 2894
Canterbury: Katrina Prattley 03 357 9469
Gisborne: Katrina Duncan 06 863 3678
Gore: Jacque Lloyd 03 208 9240
Hawke's Bay: Helen Overend 06 844 7339

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

Southland: Jenny Pascoe 0274 328 065
Taranaki: Andrew Pepper 027 408 4493
Taupo: Graeme Price 07 378 4463
Tauranga: Lani Christensen 07 577 0628
Waikato: Colleen Walker 07 853 7012
Wairarapa: Pip Dalgliesh 06 378 8008

Wanganui: Marcus Poor 0272 327 866
Wellington: Gerald Rixon 04 381 2850
Westland: Helene Kahl 03 755 7799
Whakatane: Shelley Morgan 07 312 6291

Wally Walters: Auckland South, Coromandel, 0274 804 055
Grant Hayes: Auckland North, Whangarei, 027 285 9516
Bob Bringans: Tauranga, Waikato, Rotorua, Whakatane, Taupo, 0274 961 050

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

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

Show home a first for energy efficiency

A new Wellington show home has proven its high level of energy efficiency by achieving a 7-star Home Energy Rating — the first home in Wellington to receive such a rating under the voluntary initiative.

Future-Proof Building opened the doors on its ground-breaking new show home in Whitby, Porirua, in September. It was built by RMBF company Primesite Homes Ltd.

Future-Proof Building professional education manager Jamie Fear says the four bedroom home is clearly modern, stylish and comfortable — but it's also much more.

"As the 7-star rating demonstrates, energy efficiency is a fundamental part of this home's design which means it's warmer, healthier and better for the environment. We're delighted with this outcome," Mr Fear says.

Home Energy Ratings are a voluntary initiative led by the Energy Efficiency and Conservation Authority (EECA).

Energy efficiency has been built into this home right from the planning stage, with a well planned orientation and windows facing towards the sun.

The home was designed to make the most of the sun's free energy through passive solar design, double-glazed windows, extra insulation to hold in the heat, and solar water heating.

Primesite Homes director Mike Fox says home owners are increasingly looking for solutions around energy-efficient, economical design.

"I believe the Wellington show home provides consumers with unparalleled working examples of practical solutions that work today and will meet the



needs of tomorrow as well," Mr Fox says.

EECA chief executive Mike Underhill has applauded the home, saying it demonstrates the importance of getting it right from the start.

"With a new home you've got the scope to design for energy efficiency at little or no extra cost. What you'll get is a home that's more comfortable to live in, and also reduces energy bills and environmental impacts over the whole life of the home."

While Wellington's new Future-Proof Building show home is at the cutting edge of modern home design, the principles that underlie the home's construction and design are simple and practical, built on the philosophy that decisions that make a home more comfortable today save money in the future and add value to homes in the long term.

"I have seen a worldwide push towards creating more energy-efficient homes," Mr Fear says. "Using the Future-Proof Building principles takes building houses in New Zealand up to the worldwide standards."



Green Party leader Jeanette Fitzsimmons and Primesite Homes director Mike Fox.

Features of the house

- Brick has been used as a solid mass in many areas of the house. As a thermal conductor and insulator, brick holds heat very well, increasing thermal mass and allowing heat to be stored over time.

This also increases the insulation levels for the entire wall construction.

- Pink Batts insulation exceeds the requirements of the building code.

- An air sensing thermostat turns off heating when the desired temperature has been reached, ensuring that no heat is wasted and the home maintains a comfortable temperature.

- Underfloor heating has been used throughout.

- Many of the show home's features are designed to improve energy efficiency as well as make the home healthier and more comfortable.

The home also features double glazing, a Beam central vac system, a Real Fire 800 Gas Fire, acoustic insulation and a DVS home ventilation system.

- A Solartech closed loop solar water heating system has the ability to generate up to 75% of the hot water requirement of the household. A \$1000 grant from EECA helped with the costs of this system.

Heating the water in the household's hot water cylinder is one of the biggest energy costs for householders, contributing around a third of a home's monthly power bill.

- A Home Energy Rating, shows the energy efficiency of the home. Home Energy Ratings are a voluntary initiative led by EECA.

They are carried out by qualified assessors who look at how the home's design, construction, orientation and systems contribute to its energy efficiency, and what can be done to improve it.

- A Neo-intuitive home technology system allows householders to control technology throughout the house through one integrated system.

Using touchscreens positioned in key points throughout the house, the householder can control lighting, heating, home entertainment systems and access the Internet.

The system also provides extra security for the home, allowing access to security cameras and alarm systems.

What it means to be a Green builder

By RMBF president

Brent Mettrick

Every building magazine I pick up is dedicated to green building. It seems Green building is sweeping New Zealand — at last!

Sadly, while the majority of Kiwis want to live more in tune with the environment, few will base their new home purchase solely on it being green.

At the end of the day the green that still matters is the green in their wallets. Unless I am out of touch, it seems to me that value still trumps green to the vast majority of potential home buyers out there.

No offence meant to the magazine publishers, but this much focus on green in the current market could be like Nero playing the fiddle as Rome burns. That may be



harsh but our industry has more pressing needs at the moment.

For instance, building more efficiently, driving traffic and sales and setting up the systems to thrive and survive — that is what will get you through these tough times.

Those who know me know that I am not anti-Green — in fact, very far from it. But if you are struggling to stay afloat, then perhaps building green needs to be looked at as not always the first answer, but in conjunction with a focus on delivering better value to your customers and building more efficiently.

The Green aspect will always be the reinforcement in buyers' minds that they have bought a great home and they're doing their bit for the environment as well.

Icing on the cake

But it is the icing on the cake of a building project and, until you are a lean, mean, profit machine, it should be the window dressing and not the main emphasis.

Don't confuse a responsible environmental footprint as the trigger for the sale, but it is a great bonus in the customer's mind. Often people will buy a recycled product if it is the same price, and it feels good, but they may not have actually set out to do so.

There is many a home that doesn't get bought because the perceived value just isn't there. In this market, solid good value will bring you far greater traffic and buyers than the Green proposition.

So what is building Green to me? It's building an efficient home, understanding the Green credentials in the home, controlling your costs and being a profitable company.

Build Green into the bones of your home by efficiency of design for things such as heating, cooling and selective material choice. In green circles sustainability is known as the "S" word but, to me, the essence of sustainability is \$ — ie, \$ustainability.

This way it earns its place in the market and then doesn't need propping up or subsidising.

The independent construction industry organisation

**Working with you to
make your site safe**



Do you want to be a Good, a Better or the Best Builder? Take the next step to improving how you do business.

- “Advanced Passport” - Site Specific Safety Training
- Building Construction Passport Training
- Height and Harness Safety Training
- Site Specific Safety Plans
- Consultancy Services
- Health & Safety Information & Advice

PO BOX 9445, WELLINGTON
TEL: (04) 499 2509, FAX: (04) 499 2508
EMAIL: COMMENTS@SITESAFE.ORG.NZ
WWW.SITESAFE.ORG.NZ

RMBF calls for urgent Government action to remedy emerging building crisis

'Not at crisis point yet but if this trend continues, we will be.'

The Registered Master Builders Federation is urging the Government and Reserve Bank to reverse the slow-down in the construction industry.

RMBF acting CEO Chris Preston says recent building consent figures released by Statistics New Zealand indicated an emerging crisis for the industry.

"We're not at crisis point yet but if this trend continues, we will be. Clearly that's bad for the industry and, therefore, bad for all New Zealanders," Mr Preston says.

"It's time for the Government and Reserve Bank to recognise the significant impact high interest rates and low immigration are having on construction, and take action to stimulate the industry back to acceptable levels."

Lowest monthly value since April 2006

The number of new housing consents authorised in August 2008 was the lowest monthly total in nearly eight years. The value of new building consents was 40% lower than in August 2007, and was the lowest monthly value since April 2006.

"A number of other macro-policy settings are also very important — land availability, regulatory fees and compliance costs are a major drag on the sector and need to be addressed and, while the Government is doing something about this, more is required."

The number of residential consents authorised for 2008 is tracking far too low to sustain a vibrant and profitable sector, Mr Preston says.

The RMBF is pleased to see that the commercial sector continues to hold steady, but warns that the declining trend in new house construction needs to be addressed now.

Building in the country?

*Invest in the
most efficient,
effective and
environmentally
friendly sewage
system.*

PHONE
0800 48 48 49

office@oasiclearwater.co.nz

KEEP YOUR PART OF THE WORLD GREEN



We are the largest manufacturer of Waste Water Treatment Systems in New Zealand.

HERE'S WHY:

- Full range of domestic & commercial systems
- Developed in NZ - 17 years successful operation
- Low maintenance - no noise, smell or mess
- Treatment using naturally occurring bacteria
- Prompt, efficient service
- Local authority approved

**FREE on-site
evaluation
and quotations**




Oasis Clearwater
ENVIRONMENTAL SYSTEMS
WASTE WATER TREATMENT ENGINEERS • PRECAST CONCRETE PRODUCTION

www.oasiclearwater.co.nz

RMB HOUSE of the Year COMMERCIAL Project Awards

in association with PlaceMakers

'Giving it a go' leads to competition



Tony White Builders of Wanganui took out the PlaceMakers Supreme Award in the 2008 Wanganui House of the Year Awards with this entry.

Entering the Registered Master Builders House of the Year and RMB Commercial Project Awards is something many builders do year in, year out.

In fact, there are builders who have been entering since the competition began with principal sponsor PlaceMakers in 1990.

However, there are a number of members who don't enter the annual competition.

The benefits of entering the House of the Year have been echoed by national winners year after year, but what motivates builders to enter their local competition for the first time?

First-time entrant Tony White, of Tony White Builders in Wanganui, has made an impressive start to the competition this year. He took out a host of local awards, including two category winner titles and the Wanganui PlaceMakers Supreme Award, and has subsequently been named a Gold Reserve Finalist.

"I went into the competition with the aim of winning gold awards, so I'm really happy I achieved above and beyond that."

Tony entered the building industry in 1999 and completed an apprenticeship in 2002.



Since then he has been self-employed and now has joint ownership of White and Davidson Building Ltd, which trades under the name of Tony White Builders.

Being a member of the Registered Master Builders for just two years, Tony knew he didn't have the same depth of competition

knowledge as other more seasoned entrants. "It would be fair to say I went into the competition a bit blind. I didn't really have any expectations because I just didn't know what to expect!" Tony says.

He believes one of the best things about taking part in the competition has been the

SUCCESS

ability to judge his business against others in the marketplace.

"Without that independent appraisal to verify the standard of your work, you just can't prove your worth. I thought we were doing really good work — but our success in House of the Year has finally proved this."

Another new entrant, Jim Stenberg, of Christchurch-based Jim the Builder, entered the competition for the second time in 2008. Jim, who had previously won a gold award in 2007, knew that for 2008 he had "two good chances with two beautiful homes", but had no idea either home would have achieved what they did.

Jim the Builder won the PlaceMakers Supreme Award in the 2008 Canterbury House of the Year, as well as taking out two gold awards in the New Homes \$650,000 - \$1 million category, and the Pink Batts Ultra Energy

Efficiency Award. He is now a 2008 Gold Reserve National Finalist.

His previous work experience as head foreman for Daryl Hewitt of D J Hewitt Builders Ltd showed what an effective marketing tool the competition could be, and the level of workmanship necessary to succeed.

"I have been building for more than 16 years and have been a member of Registered Master Builders for around eight years. However, it was only when I started up my business recently that I thought about the House of the Year competition and giving it a go."

Jim was really proud to win a gold award in the 2007 competition, but was "absolutely blown away" after taking out the Canterbury House of the Year (Supreme Award) in 2008.

"It was quite overwhelming to win the

PlaceMakers Supreme Award. We worked hard to ensure the entry was a top quality house, but nothing prepares you for winning the Supreme title.

"It has definitely been great for our company to get so much exposure through winning this title."

And Jim has some words of encouragement for all registered master builders who have only toyed with the idea of entering the competitions.

"Do it! You have far more to win than you have to lose."



Jim the Builder of Christchurch won the PlaceMakers Supreme Award in the 2008 Canterbury House of the Year Awards with this entry.

Sharpen up your Act

In light of recent publicity around building company collapses and the "plight" of subcontractors, it has become increasingly important for everyone working in the industry to refresh their understanding of the Construction Contracts Act 2002 (CCA).

The Act reformed the law relating to construction contracts. In particular, the Act:

- facilitates regular and timely payments,
- provides speedy resolution of disputes using adjudication, and
- provides remedies to recover payments.

After the repeal of the Wages Protection and Contractors Liens Act, which allowed builders to put a lien on the land until debts were settled, builders were left to whatever common law remedies they could apply.

In 2002 when the CCA was passed, some of the old mechanisms were reinstated. The CCA was designed for "subbies" but also works well for builders as the head contractor.

Unfortunately, the CCA is still poorly understood by

most parties to a contract and, therefore, when problems arise, the opportunities provided by the Act are not always able to be implemented.

This is a puzzle because the requirements of the Act are very simple and easily incorporated into everyday business practice.

Builders only need to alter their documentation and terminology slightly to take advantage of the CCA. For example, where in the past a builder submitted a progress claim, the Act refers to this as a payment claim, and the information needed to be shown on them is slightly different.

Likewise, a payment certificate issued by an owner or their agent is now called a payment schedule, and there are specific requirements for these too.

Documentation to ensure the Act's requirements are met is available to registered master builders under the documents tab of the members' section of the RMBF web site at www.masterbuilder.org.nz.

The Act is designed to enable builders to keep cashflow flowing, resolve disputes speedily and

cost-effectively, and to recover debt simply. Its processes are easily integrated into any business.

There are a number of helpful resources available to "bone up" on the Act (see below). Also available to members of the RMBF is the Federation's in-house counsel Leoni Carter who can assist with any queries. Her email address is leoni.carter@masterbuilder.org.nz.

Resources

- For a copy of the CCA go to www.legislation.govt.nz
- The *RMBF Best Practice Guide* is available for sale (\$39.95 + GST) through the members' section at www.masterbuilder.org.nz
- CCA forms and documentation are available on the members' section at www.masterbuilder.org.nz
- *Managing Contractors' Cashflow* by Peter Degerholm is available for sale (\$25 inc GST) through Rawlinsons Media Ltd at www.rawlinsons.co.nz
- The New Zealand Building Subcontractors Federation at www.nzbfs.org.nz
- DBH's Consumerbuild web site at www.consumerbuild.org.nz.

What Drives You

Reducing your running around costs

Caltex StarCard® can help you manage one of your biggest ongoing expenses – fuel.

- The Caltex StarCard® gives you competitive discounts off petrol and diesel at Caltex and Challenge Service Stations and Diesel Stops.
- 10% off Caltex lubricants (where available).
- A competitive card fee of just \$5.00 + GST per card per annum.

To find out more contact Caltex Customer Service on 0800 733 735.

Download an application form from the members section of www.masterbuilder.org.nz.



starcard

Caltex StarCard® terms and conditions apply, available from www.caltex.co.nz.

Palmerston North apprentice takes out top award

P

almerston North carpentry apprentice Mathew Ball has been named the Central North Island Registered Master Builders Carters 2008 Apprentice of the Year.

Mathew was presented with the award at a ceremony in New Plymouth last month, the first of 10 regional events taking place around the country during September and October.

He will compete against top apprentices from around the country at the national Apprentice of the Year finals in Wellington on 21 and 22 October.

Mathew, 20, is completing his carpentry apprenticeship through the Building and Construction Industry Training Organisation (BCITO). He is employed by Wood Robson Ltd, and is working on his second house-building project as onsite foreman.

BCITO representative on the judging panel Tony Greeve says entries in the Central North Island region were of a high standard, and all the entrants were excellent ambassadors for the building industry.

"Visiting the finalists at work gave the judges a great opportunity to see them in action," Mr Greeve says.

"Mathew has an excellent understanding of what is involved in successfully running a project, and his rapport with clients is outstanding. Mathew showed the judges that he thinks for himself and has stepped up to take on greater responsibility."

Chief executive of principal sponsor Carters, Stuart Munro, is delighted with the continued success of the Apprentice of the Year competition, now in its fifth year.

"This competition is a great way to promote the excellent standard of building in New Zealand and celebrate the achievements of our country's future industry leaders."

Second place in the competition went to Kerry Prichard, 22, of Palmerston North, employed by Willson Construction Ltd, while Brad Ritchie, 20, also of Palmerston North, employed by McMillan & Lockwood Ltd, was third.

The awards event was well attended, with guests including Taranaki Registered Master Builders Association manager Andrew Pepper, BCITO chief executive Ruma Karaitiana, Carters regional manager Craig Lochhead, Department of Building and Housing operational policy and regulatory services manager

Craig Hill, and representatives from the local building industry. Celebrity builder John "Cocksy" Cocks was MC for the night.

Mathew received an Outward Bound leadership course worth \$2500, a study grant of \$2000, and a variety of tools for winning the competition.

Kerry and Brad received prize packs from Carters, including tools and products from Hitachi, Stanley, Irwin Industrial Tools and Wholesafe, and branded merchandise from the BCITO. All entrants in the competition received an apprenticeship membership to the Registered Master Builders Federation for one year.



Central North Island Registered Master Builders Carters 2008 Apprentice of the Year Mathew Bell.



LUMBERLOK® FLEXIBRACE



Screw Fixed

- Complies with NZS3604:1999 Section 8
- Eleven configurations quick and easy to install
- Achieves excellent bracing units in restricted wall spaces
- Eliminates need for plywood sheathing
- Can be used in conjunction with 10mm Gib® Standard plasterboard or as stand alone brace system
- Can be retro fit to wall panel

Available through leading Building Supply Merchants throughout New Zealand



MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS

www.miteknz.co.nz

www.buildingtoday.co.nz

Leader Homes goes Underwater

Highly poisonous sea snake no deterrent for this team!

Registered Master Builders Federation company Leader Homes has been working on new residential homes, renovations and extensions in eastern and central Auckland for more than 15 years.

So, when director Kevin Neil heard about a project at Kelly Tarlton's Antarctic Encounter and Underwater World, he knew this job was going to be different, and welcomed the opportunity to have a break from his regular bread and butter residential work.

A large section of Kelly Tarlton's is actually situated under Tamaki Drive in Auckland, a main traffic artery as well as a popular scenic route.

So, when staff in the retail area noticed pieces of ceiling structure had been coming away due to road traffic vibrations, they were understandably concerned.

This snake is one scary customer, with venom 15 times stronger than a cobra's and no known antidote available.

Leader Homes was contracted to install a number of steel PFC beams to the existing structure to provide more support. Each beam would need end plates with two m16 holes drilled into the existing concrete beams



Brad Riddington (left) and Kevin Neil of Leader Homes.

as well as being held in place with epoxy.

Although the job wasn't going to be easy, it would have been relatively straightforward, apart from one particular obstacle. That is, one of the beams had to be positioned over a tank containing a not so friendly visitor to our shores — a highly poisonous sea snake.

The snake had washed up on the West Coast of the North Island last year and had taken up residence at the Underwater World where it was being taken care

of by Kelly Tarlton's staff.

This snake is one scary customer, with venom 15 times stronger than a cobra's and no known antidote available.

"Turns out that you don't need it because once you get bitten you only have four seconds to live anyway!" Kevin says.

Apart from the obvious scare factor, the snake's

20 YEARS **MACCAFERRI**
Engineered Environmental Solutions

Building Solutions



0800-60-60-20

sales@maccaferri.co.nz www.maccaferri.co.nz

Water Management

Drainage & DPC

Deck & Paver Pedestals

Floor Beam Pedestals

Acoustic Insulation

Cavity Venting Systems

Green Roof Systems

Green Wall Systems

Landscaping

FDVL41

Speed
DRIVER

Flooring and Decking



Features & Benefits:

- Drive 1" to 3" screws with this integrated system, no awkward attachments
- Adjustable, accurate depth control for countersinking, no raised screw heads
- Optional telescopic extension handle (shown) for stand-up operation, relieves operator fatigue
- 150 screw coil magazine, less time spent reloading
- Industrial strength for the professional contractor
- Rubber nose piece, prevents damage to floor or deck surfaces
- Bits are double-ended, change bits in seconds without special tools

MURO *The Professional Way To Drive Screws!*

FORTRESS
FASTENERS

msi
manufacturing suppliers ltd.

Like to make some joinery?

In a tighter market, with fewer new homes to build, you'll likely be doing more small jobs. It'd make sense to stretch them out by doing more of the finishing work yourself - wouldn't it? Good money in it, too.

Kiwi builders like you have been trusting **Scheppach** TKU saws for more than 20 years. By the thousand. Nowadays there are copy-cat imitations out of Asia, but none of them come near to the **German-built original**. Get up close at **Jacks** and you'll see why in a flash.

The TKU is still the perfect site sawbench: compact, powerful and light, yet amazingly strong. But with many new features, it also has all the accuracy you need to make basic joinery.

Last chance to buy at this price - the weaker dollar is killing us!



Only a few saws

left at \$1770

JACKS
the sale is just
the beginning...



19 Allens Rd, **East Tamaki** Ph (09) 271-7700
159 Ferry Rd, **Christchurch** Ph (03) 366-2013
Toll Free: 0800 332 288
Email: sales@jacks.co.nz

www.jacks.co.nz

MPs reveal: What you can

Life may be like a box of chocolates, but in the construction industry it is better to work with known quantities.

Building Today asked Minister for Building and Construction Shane Jones and National Party Spokesman for Building and Construction Dr Nick Smith what the industry could expect after the November 8 election from the party in charge.

Building Today: What are you doing to guarantee quality built housing?

Shane Jones: Labour is working to ensure we have a building sector where all buildings are built right the first time. We want buildings that are designed, built and inspected by people who know what they are doing.

Nick Smith: The current Government has smothered the building industry in regulation and bureaucracy in a misguided attempt to improve quality. National's approach will be about driving quality by increasing commercial accountability, investment in skills and improving New Zealand standards.

Commercial accountability will be increased by Government strongly encouraging warranties. We will improve skills by investing in trades academies in schools and refocusing the tertiary sector towards practical trades.



Building and Construction Minister Shane Jones

The election is about more than just me. It's about wanting a sound economy, a strong country, a good education for our children, a government that respects the rule of law, a system that secures our borders, and a future that protects our aqe.

We also want a good
construction industry.
Baker reports.

We'll be making greater use of New Zealand Standards by updating them and by making them more accessible.

BT: How do you intend to solve the housing affordability issue?

Shane Jones: Labour has been working to reduce compliance costs, cut red tape and make it cheaper to build starter homes. We are also introducing “mega-consenting” which will allow group builders to use a single consent up and down the country to build simple starter homes.

Nick Smith: Housing affordability has deteriorated more under the nine years of this Government than at any other time in New Zealand history, as evidenced by the severe drop in home ownership and the ratio of net incomes to home costs. National's strategy has four key planks.

First, to increase take home pay by providing an ongoing programme of tax reductions. Second, to reduce interest rates (which increased from 6% to 9.5% under Labour) by taking a far more disciplined approach to public spending.

Third, to constrain section costs by releasing more land and reforming the Resource Management Act. And, fourth, to constrain building costs by reducing over-the-top building regulation that is adding up to \$30,000 in unnecessary compliance costs.

BT: How do you intend to improve the building and construction sector?

Shane Jones: By simplifying the building code requirements for the design and construction of all buildings while protecting health, safety and investment.

We'll consult with competent experienced practitioners from the different sectors to simplify legislation, organising appropriate training of practitioners in all sectors of the industry and giving effect to key factors such as quality, safety, access and health.

Nick Smith: The building and construction sector has had a merry-go-round of

n expect from us

ays away. We
onomy, a safe
education for
ood health
urity in our old

good deal for the
ustry. Jenny



National Party Spokesman for Building and Construction Nick Smith

Ministers under Labour — 10 Ministers in nine years — that has seen no consistency in policy and a lack of leadership such that the bureaucracy has run riot. This is simply not good enough for a \$16 billion per year sector.

National will provide clear direction and practical expertise. Our focus will be on working with industry, strengthening commercial accountability, improving skills, investing in practical New Zealand Standards and reducing bureaucracy.

BT: Do you support the Weathertight Homes Resolution Service and its work in addressing leaky homes?

Shane Jones: No reply at time of going to press.

Nick Smith: No. It's been a fiasco with more than \$100 million spent on the bureaucracy of disputes but with only 16% of claims having been resolved after five years.

The cost of the dispute process of more than \$100,000 per claim has exceeded the average settlement of \$70,000. It would have been better to have sent a cheque to the home owner.

National wants the focus to go into fixing the homes rather than on expensive disputes which only the lawyers are winning. We will work with councils and the industry on finding a more practical way forward.

BT: What is your party's view on builder licensing?

Shane Jones: No reply at time of going to press.

Nick Smith: The Government's proposals for licensing builders are excessively bureaucratic and expensive, and the low level of uptake reflects builder frustrations.

The system has two flaws. First, it tries to micro-regulate builders into a whole lot of sub-trades. This adds to the complexity and cost.

Second, it fails to use existing industry bodies such as Registered Master Builders, Certified Builders, Institute of Professional Engineers, Architects Institute and so on, and seeks to reinvent the wheel.

National will simplify the builder licensing system and use existing industry organisations to provide a register of building professionals.

BT: What will your party do about delays in processing building and resource management consents?

Shane Jones: No reply at time of going to press.

Nick Smith: Delays in building consents, resource consents and code compliance certificates are a significant problem, with some districts having more than 50% breaching statutory time frames. This problem has got worse during Labour's watch as a consequence of its building and resource management law changes.

National will establish a building ombudsman with the power to discount or waive fees where statutory time frames are breached, and work with local government on other legislative amendments that will assist them meet time lines.

Time is money in the building industry, and this needs to be recognised by central and local government.

Lowery
CONCRETE CUTTING AND DRILLING™

NZ's Largest Cutting & Drilling Company



Call us for all concrete cutting and drilling work
Civil • Commercial • Residential

- Rapid Response
- Nationwide Service
- Professional Advice
- Competitive Rates

Auckland — Ph: 09 414 5050
Wellington — Ph: 04 972 1279
info@lowery.co.nz www.lowery.co.nz

Voidform®

The great base for a great job



Waffle raft slabs

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

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

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

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

we make them . . . we sell them!

For information and orders contact Barnes Plastics

09 579 9725

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

BARNES
Plastics
A division of Huntsman Chemical Company
New Zealand Limited

New Zealand's largest
shape moulder of expanded polystyrene

EVERS/1863

IBT news ○ ○ ○

NZGBC appoints new chairman

T

he New Zealand Green Building Council (NZGBC) has announced Robert Lang as the new chairman to its board of directors.

Taking over from Patrick Fontein, Mr Lang will work closely with NZGBC chief executive Jane Henley to continue to accelerate the development and adoption of market-based green building practices in New Zealand.

"As we mature as an organisation, the board continues to be integral to our success in ensuring we are providing value to the industry, and to continue to inspire organisations to demonstrate leadership in the emerging green building market," Ms Henley says.

Mr Lang brings a wealth of property experience and knowledge from his ongoing primary role as chief executive of AMP NZ Office Trust (ANZO), she says.

As New Zealand's largest listed investor in prime and A-grade commercial office property, ANZO has a portfolio of 15 properties in the Auckland and Wellington CBDs, with a total value of more than \$1.6 billion.

Mr Lang says the NZGBC had already fulfilled a number of important objectives, notably the launch of a new building rating tool, with a rating tool for existing buildings currently being piloted and an industrial building rating tool under development.

As a result, New Zealand has its first four office buildings with 5 Green Star ratings, representing New Zealand leadership and providing a tangible commitment to the value and the potential of sustainable building principles.

"Over the next few years, we can look forward to many more developments across the different property types as rating tools are completed — industrial, education, health and residential, for example," Mr Lang says.

"While we are conscious of the need to make these tools available to the market as soon as we can, we also need to ensure the integrity of what we provide."

High number of projects

Since its formation in 2006, the NZGBC has seen significant support for Green Building across the sector by the market. This is reflected in the current high numbers of registered Green Star Office projects equating to approximately 372,000 sq m of office space, or 12% of the total office stock within Auckland, Wellington and Christchurch.

The council has focused on meeting the huge demand for more rating tools within the Green Star suite. Some 80 members are currently participating in the development of five new rating tools.

Mr Lang says green building practices are readily accepted in New Zealand, and the NZGBC will continue to lead the way in reinforcing the business case — the measurable benefits — to government, councils, planners, developers, occupiers and investors.

Mr Lang added that the NZGBC's membership base of more than 300 organisations represents a broad spectrum of interests, including central and local government, universities, architects, engineers, consultants and building owners.

"Our links with the Australian and World Green Building Councils are another important aspect which we will continue to develop."

• For more info: Ph NZGBC, 09 379 3996

On the web: www.nzgbc.org.nz

Brewery project wins first-ever CCANZ sustainability award

A unique building project using considerable quantities of recycled waste glass won the inaugural 2008 Concrete³ Sustainability Award in Rotorua recently.

Project Century, a brewery under construction in South Auckland, is a joint development by Holcim (New Zealand) Ltd and Mainzeal Property & Construction Ltd for Lion Nathan.

The project will use recycled waste glass as aggregate in the building's concrete structures, and is due to open in 2010.

The award, which is part of the Concrete³ initiative launched last year by the Cement and Concrete Association of New Zealand (CCANZ), acknowledges companies whose product, programme or initiative demonstrates excellence in environmental, economic and societal sustainability.

CCANZ chief executive Patrick McGuire says Project Century was chosen as the winner as it addressed two significant environmental issues — the ever-increasing recycled glass stockpiles in New Zealand and the shortage of locally-produced aggregates for construction in Auckland.

Dedication and commitment

"Through Project Century, Holcim and Mainzeal have demonstrated dedication and commitment to developing sustainable concrete solutions," Mr McGuire says.

"It's fantastic that this innovative project has been recognised and celebrated with the Concrete³ Sustainability Award. Holcim and Mainzeal's success, and the quality of all of the entries, showcases concrete's significant role in achieving a sustainable built environment for New Zealand."

Mr McGuire says the award provides the opportunity to learn more about the sustainable work being done by the cement and concrete industry.

"We know there are people dedicated to developing sustainable cement and concrete solutions, and by recognising and celebrating their successes we can help better promote sustainability within the industry."

The runner-up in the Sustainability Award was Wilco Precast Ltd, for Sinclair House in Whitianga, an energy-efficient holiday home understood to be the first house in New Zealand built entirely from lightweight precast pumice concrete.

The judging panel for the awards included Kenneth Hover, Professor of Structural Engineering, Cornell University, New York; Pieter Burghout, former chief executive of the Registered Master Builders Federation and chief executive designate of BRANZ; Charles Willmot, technical director of the Institution of Professional Engineers New Zealand; Patrick McGuire, chief executive of CCANZ; and Rob Gaimster, project manager for CCANZ.

• For more info: Ph CCANZ, 04 499 8820

On the web: www.sustainableconcrete.org.nz



MORE CASH LEFT OVER FOR THOSE IMPORTANT THINGS



Whether it's for yourself or for your client, install a Rheem Heat Pump Water Heater and there'll be more money left at the end of each month for life's luxuries. You'll be reducing CO₂ emissions and your carbon footprint, ensuring those little pleasures are guilt free!

Rheem Heat Pump Water Heaters can deliver all your hot water for less than the gas daily charge utilising readily available free energy as its main heat source. By using ambient air they consume as little as 1/3 the energy of a standard water heater, delivering savings of up to 70%!

Rheem – NZ's leading supplier of energy efficient and sustainable water heating solutions.

For more information
0800 657 336
www.rheem.co.nz



HEAT PUMP & SOLAR ELECTRIC GAS

INSTALL A RHEEM™

Hi Boys, looking for me?

Come on, I'm everything you've dreamed of. I'm the lady in red with a cute LBD covering the best of my assets.

I'm seriously desirable, though some of you have already told me that I'm really hot. I couldn't possibly comment, but you can think what you like!

I'm always ready to go out on the town — not really into those quiet evenings! I'm a girl you can share with your mates, and I guarantee when you arrive anywhere with me you'll look good, and your mates are all going to ask how you ended up with me. Yes, I'm THAT sort of a girl.

Showstopper, that's me

Showstopper, that's me. I'll be with you anytime you want me and I never say no or "not tonight, I have a headache." In fact, if you can keep up with ME, you'll be doing well!

Vital stats? Well, a girl doesn't like to boast, but my parents are proud as punch of the way I've turned out.

My siblings are good looking too, but I got the Claudia Schiffer lines, thank you very much.

Anyway, I'm the "six-y" one of the family and, yep, I'm definitely hot with long, long legs and an expanded chest.

All natural I might add, oh wait, I shouldn't fib — I am a little enhanced in the area of husky breathing, but my hidden secret is subtle enough that nobody knows — unless I want to show them!

And the only thing they'll see is my elegant tush as it disappears into the distance!

As you can see, I'm a little cheeky and I'm fun loving, but I can do the hard yards too. I know when you want to work and, while I don't like getting all sweaty, I'll happily help — but you'll have to hose me down later!

I can be a dirty girl, but only when we're together and alone if you know what I mean . . . if you and I go out after work, trust me, I'm much more attractive after I've had a shower.

I'm not really into families and families aren't into me — I guess I'm a little imposing, a bit of a threat to others. Of course, if you have kids, that's not a problem. I do like to play the Mummy role, but only when I really have to. Life is so much more fun when it's just you and me!

Can you take me home to meet your mum and dad?



Well, that's your call. Your mother might have her reservations, but only because the older generation just can't seem to keep their hands off me.

So, you like what you've read so far? Do I keep going? Yes? OK, come closer and let's talk about all those exciting bits that only special friends will ever know about.

Did you know that I can be little Miss butter-wouldn't-melt-in-my-mouth, through to one of the hottest street racers around with just a twitch of a stick?

Faster and harder

That's what I call my performance mode, and it means I can step up my attitude when it comes to going faster and harder. And the best part? You don't have to lift a finger — well, maybe a finger, but certainly no more than that!

What's my dress sense like? I'm not into frills and lacy things. I'm a practical girl and tend to favour fabrics that can stand the test of time over frivolous things.

Of course, a little personalisation never hurts, and my monogram tends to give away my nature — XR — I'm sure you can work out what that stands for.

I can handle the shopping, and I'm not into girly shoes and rubbish like that. I'll happily haul a couple of kegs round when you and your mates want to party. And if you want to go out looking for power tools, timber

specials or building supplies, I just love going shopping for that sort of stuff.

And I'll bet your last girlfriend never admitted to that! If she did, why aren't you with her?

Intoxicating little minx

You see, I'm an intoxicating little minx which is where my dating name comes from. It's Vixen, Vixen Red if you must know and, yes, I'm that colour all over and it is entirely natural.

You know you can find me all over the place — I am very Ford in coming Forward, if you know what I mean?

I won't judge you, I won't criticise you, I won't turn you away when its "play time" and I'll keep all your secrets under my LBD.

You can go be with your mates and I won't complain — in fact, I'll take you to them myself and make sure you get home safely afterwards. I'm very big on safety, any of my friends will tell you that.

Go on, I'm Vixen, the XR-rated six kitten from Ford, and I'm not as expensive as my profile makes out. Try me, you'll love me!

• For more info: Ph Ford, 09 277 8400

 On the web:
www.ford.co.nz

Ford Ranger. In a contractor's own words.

"You're talking to the right bloody guy. I'd be your best cutting

advertisement. The diesel engine is just fan-tastic.

It goes like shit and pulls like a fucking 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 bloody tonne

and Ranger pulls it like it's not even fucking there.

The guys like the Ranger 2WD because its looks staunch like the

4WD. The Hairy 2WD looks like a piece of shit. We're all hairy-a**

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



Window Control Systems

A division of Eden Hardware Group Ltd



D+H Ventline Dual Window Drives



Smoke & Heat Ventilation
Facade & Skylight Control
Controlled Natural Ventilation
Interfacing with BMS

Showroom: Harold St, Mt Eden, Auckland

www.windowcontrols.co.nz

P O Box 108 171, Symonds St, Auckland
Phone 0800 2 Control Fax 09 638 8588
e-mail: wcscontracts@clear.net.nz

**MANUFACTURED FROM ALUMINIUM,
DELTA ROOFING ARE PROUD TO INTRODUCE**
**THE COUNTRY'S MOST
VERSATILE, COMPLIANT AND
COST-EFFECTIVE DOWNPipe**



3 GOOD REASONS TO
CONSIDER DELTA WHEN
CHOOSING DOWNPipes...

1 THEY LAST 3
TIMES LONGER
THAN OTHER
TYPES OF
DOWNPipes...

2 ...SO IN REAL
TERMS, THEY
ARE 1/3 THE
PRICE OF OTHER
DOWNPipes

3 ...AND YOU
ONLY HAVE
TO INSTALL THE
DOWNPipes ONCE

For more information: 07 847 5197
www.deltaroofing.co.nz
OUR GUARANTEE IS OUR REPUTATION

delta
REVOLUTIONARY VERSATILE FREEFLOW DOWNPipes



New Zealand Scaffolding **Supplies Limited**

For all your scaffolding needs

- 2 frames
- 2 braces
- 4 base plates

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

SAVE
\$70
\$250
+GST
RRP
\$320



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

THE LATEST INNOVATION
IN CONCRETE SLABS!



- Sustainable • Cost-effective

Cupolex is a unique structural dome flooring system made from 100% recycled plastic. The modular components simply inter-connect to create a self-supporting structure that acts as a permanent form work. It's your cost-effective alternative to hard fill and polystyrene.

- Less concrete and reinforcing required
- Reduced labour costs
- 150m² laid in two man hours
- One trade to construct the entire foundation
- Easy to transport – 200m² of components on two pallets
- Reduced machinery and hard fill requirements
- Can be fully ventilated to disperse harmful gases
- Environmentally sustainable
- Minimal site waste

PROVEN WORLDWIDE. MADE RIGHT HERE.
Phone 0800 CUPOLEX for an obligation-free quote

CUPOLEX®
STRUCTURAL DOME SYSTEM
OPTIMISED FOR AUSTRALIA
Cupolex Building Systems
www.cupolex.co.nz

Local iron sands business sold

BlueScope Steel Ltd recently announced the \$250 million sale of its New Zealand iron sands mining and export operation, the Taharoa Iron Sands Business, to Cheung Kong Infrastructure Holdings Ltd.

New Zealand Steel operates two iron sands mining operations, Taharoa and Waikato North Head, through its subsidiary, New Zealand Steel Mining Ltd.

The Taharoa mining operation is a purely export-focused business, whilst Waikato North Head is integral to New Zealand Steel's steel making operations at Glenbrook, and will remain with the company.

The Taharoa operation is based 200km south of Auckland on the west coast of New Zealand's North Island.

It mines and exports iron sand to steel producers in China and Japan. Currently it employs 40 full time staff and exports approximately 850kt of iron sand per annum.

In the year ended 30 June 2008, the business reported revenue of approximately \$53m and EBITDA of approximately \$16.7m.

BlueScope Steel managing director and chief executive Paul O'Malley says the sale generates a strong financial return for BlueScope Steel and reflects the current high world demand for iron ore.

"We are pleased with the financial outcome from this transaction," Mr O'Malley says.

"I commend the employees of Taharoa who have, over a number of years, run this very successful business. Their work has underpinned the significant value of the asset."

"I also commend the significant efforts of employees and management at New Zealand Steel in developing a successful business model and mine expansion strategy."

BlueScope Steel remains committed to the ongoing development of its New Zealand business, and is retaining ownership of its primary iron sands mine at Waikato North Head.

The mine supplies New Zealand Steel's steel making operations and is a strategic component of the overall New Zealand platform. It has ample reserves to provide for current and future steel making at New Zealand Steel and, together with its dedicated employee group, is a key component of New Zealand Steel's future.

The sale is expected to be completed by the fourth quarter of 2008, and is subject to conditions including New Zealand Overseas Investment Office approval.



Replanting Marram grass on mined-out sand dunes at New Zealand Steel's Taharoa iron sands mine site, part of the rehabilitation programme. New Zealand Steel, unique among world steel producers in its use of local ironsand to make iron and steel, has sold the operation to Cheung Kong Infrastructure Holdings Ltd.

www.traydec.co.nz

**Concrete Saver 60
Ultra-Span 80
Tray-dec 300**

**Save Money
Save Time**

Call for
our latest Manual
or see our web site.

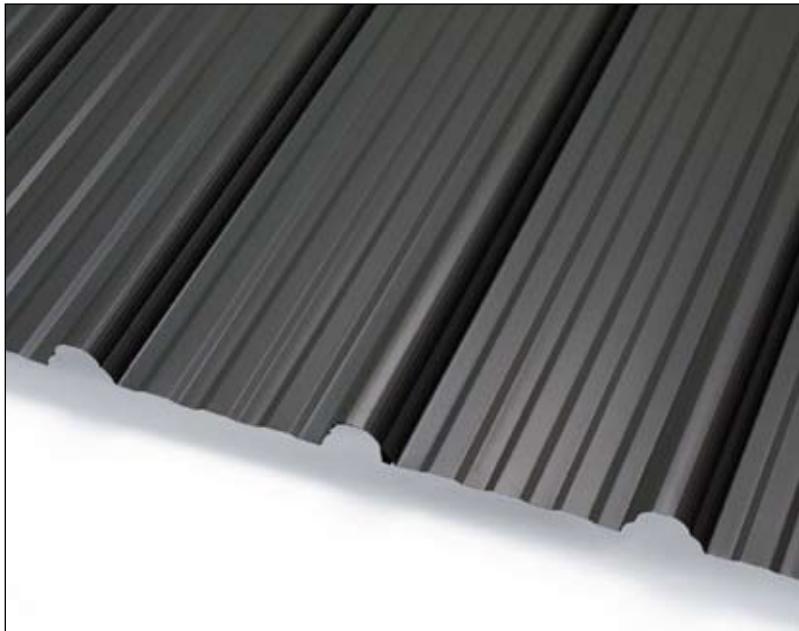
300
60
80

Traydec NZ Ltd

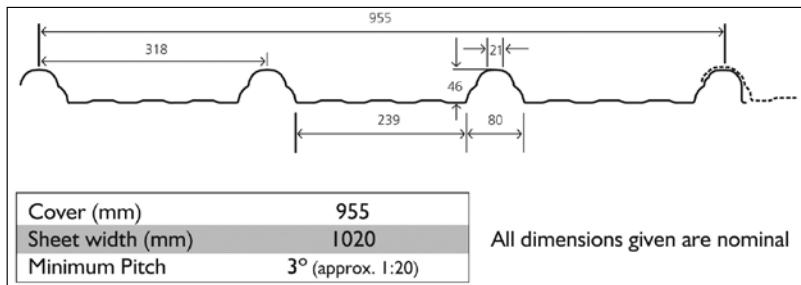
46 Patiki Road
Avondale
Auckland

Telephone: 09 820 9133
Fax: 09 820 9131
Email: traydec@xtra.co.nz

Latest innovation balances risk and budget



DP955 — the new roofing profile from Dimond.



T

The new DP955 roofing profile is the latest innovation from Dimond. Designed and manufactured in New Zealand specifically for New Zealand conditions, it is not only stronger than traditional profiles, but also cost effective and faster to install.

The challenge was to provide a high-strength rib shape whilst allowing a generous wide style pan to allow for safe foot placement, resulting in less damage and fewer call backs to repair damage.

To meet the challenge, Dimond researched and used the inherent strength of the trefoil arch shape for the ribs of the profile. The resulting shape is technologically advanced from a roll-forming point of view — a first in roofing, resulting in patents for the rib shape.

From a practical aspect, the wider cover width of DP955 (955mm) means fewer sheets are required to be installed.

The four-rib profile requires only three fasteners per sheet into each purlin and three straight cut notches, reducing the risk of error and increasing installation speeds. These features add up to savings in time and money.

With 40 years' experience in roofing, Dimond offers innovative products without compromising on quality. This fully patented technology will help your next commercial project rise above the others with unique style and greater benefits.

DP 955 is available now for the upper North Island market in a choice of durable coatings and colours.

• For more info: Ph Dimond, 0800 DIMOND
On the web: www.dimond.co.nz

Affinity is here

Dimond has recently launched Affinity, the only BRANZ-appraised profiled metal wall cladding system in New Zealand.

The system is comprised of horizontally-laid Dimond Corrugate or the stylish Sahara or Pacific profiles, and a complete set of innovative flashing components for all standard openings.

This makes the installation of metal wall cladding faster and simpler than ever before by significantly reducing the amount of on-site cutting and measuring. And it doesn't require sealant to ensure a weathertight fit at corners or around windows.

The Affinity Vertical Joint detail allows the profiled metal cladding to easily work in conjunction with other types of cladding while still achieving a clean, sharp finish.

Dimond and BRANZ have worked together to test the product rigorously so builders can have peace of mind in its ability to keep moisture out.

The system has been demonstrated recently to architects and contractors, and has proven to be the first choice with professionals, with 10 buildings already completed on commercial and residential jobs.

The ease of installation allows contractors to look forward to their next cladding job, while architects appreciate the clean appearance, reliability and consistent quality.



• For more info: Ph Dimond, 0800 DIMOND

On the web: www.affinitysolutions.co.nz

TAKE RISK OUT OF ROOFING



The new DP955 roofing profile from Dimond

Save yourself the hassle of a problem roof, and enhance your reputation by delivering a quality building for your client within budget.

Stronger

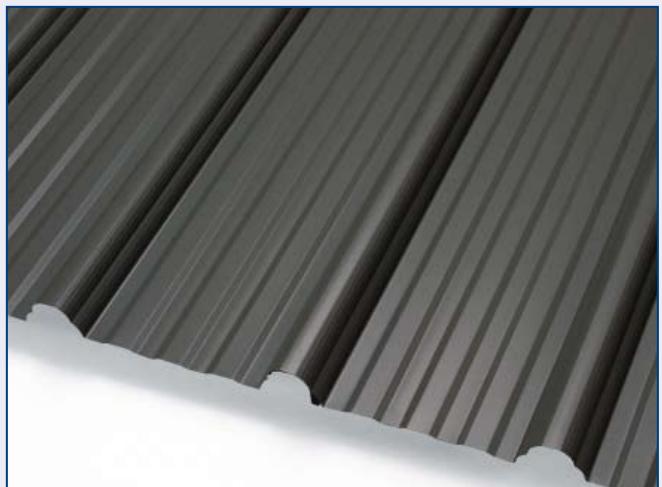
- The strong trefold arch rib shape means less damage to ribs and allows wider pans for easier foot placement.
- Excellent spanability under wind loads and foot traffic.
- Designed and manufactured in New Zealand, specifically for New Zealand conditions.

Faster

- Wider cover means fewer sheets are laid across the building.
- Fewer ribs means less notching of flashings and fewer fixings.

Backed By Dimond

- No compromise on quality.
- 40 years experience in roofing behind this product.
- Patented technology – NZ Patent No. 539092/540584.
- Available now in a range of durable coatings and colours.



DP955 – the new roofing profile from Dimond

Specify DP955 on your next commercial project

– a great new look and value that will set your project apart.

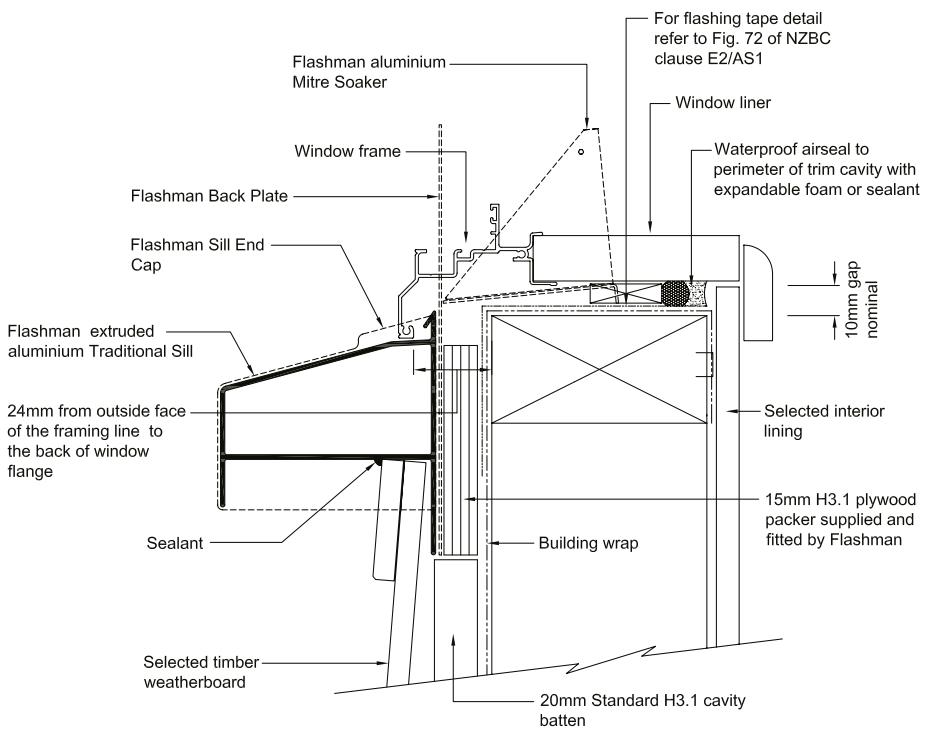
The Flashman Aluminium Window or Door Sill

50

% of leaks in leaky homes occur at the bottom of windows and doors. The motivation behind the development of an aluminium sill was to prevent these leaks, eliminate the cracking commonly seen in plastered sills and to provide support to double glazed aluminium windows and doors.

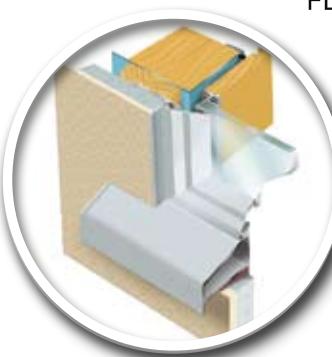
The main benefits of the sill are:

- Suits almost all cladding types including brick veneer
- Includes all the 4 D's of classic flashing design i.e. Deflection, drainage, drying and durability
- Expels moisture from the head and sides of windows and doors to exterior via the external extruded aluminium sill
- The heavy duty sill supports the bottom of double glazed windows and doors overcoming the problem of sagging cantilevered joinery over the drainage cavity
- Weathertight window and door installations even if the bottom mitres of the aluminium joinery leak when used in conjunction with the Flashman mitre soakers
- Prevents cracking and leaking at the bottom corners of recessed plastered window sills
- Minimises external maintenance i.e. no more painting or patching up of plaster
- Takes only a few minutes to fit by the Flashman Installer. Quicker, easier and cheaper to fit than plastered or timber window sills
- Maintains deep recessed look to windows and doors
- Attractive traditional and permanent look to windows and door sills
- Allows window cladding to be fitted with or without facings for a clean or traditional look
- Prevents the unsightly build up of dirt and grime on plastered sills and on the wall directly below plastered sills
- Very strong 1.8mm thick extruded aluminium
- 50 year durability exceeds NZBC of 15 years
- Powder coated to match or contrast with the window or door joinery
- No painting required as all sills are powder coated to suit or contrast with the window or door
- Branz Appraised



FLASHMAN WINDOW SILL - WEATHERBOARD

Scale 1:2



Say No to Leaky Homes



Specify Flashman & you're Home & Dry



THE FLASHMAN™ FLASHING SYSTEM

- Compatible with a wide range of claddings
- Rated Specific Engineered Design
- Suitable for extreme conditions
- Has a 50 year serviceable life
- Low maintenance
- 15 year product warranty
- 10 year Installation warranty
- Incorporates all the 5 D's of classic flashing design (we added Do-ability)
- Aesthetically & functionally superior to conventional flashings
- BRANZ Appraised
- Fitted only by Flashman installers
- Saves time and money



JAMB TO SILL JUNCTION



Complete Aluminium Window and Door Flashing System

Flashman Flashing Systems Ltd.

Christchurch (Head Office),

Auckland, Wellington

Phone: 0800 55 66 00

Email info@flashman.co.nz

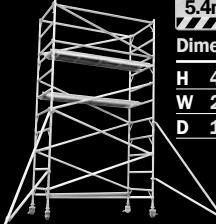
www.flashman.co.nz



BRANZ Appraised
Appraisal No.573 [2007]

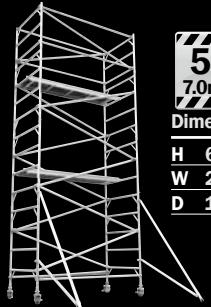
Serious Scaffolding

WHY Rent when they are this affordable



3.4m
5.4m reach
Dimensions
H 4400mm
W 2500mm
D 1300mm

ONLY \$2495.00
+ GST



5.0m
7.0m reach
Dimensions
H 6000mm
W 2500mm
D 1300mm

ONLY \$3000.00
+ GST

AJJA3000 Tower and AJJA 5000 Tower

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

Tested to the requirements of AS/NZS 1576.

Freephone
0800 360 009

www.ajjatrading.co.nz

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



AJJATRADING LTD

AJA60604

Construction trainees join together for Outward Bound



Matt Sharp: "Sailing was a highlight of the course."

In August a group of apprentices from the construction sector were given a unique opportunity to share the life changing Outward Bound experience on two customised Outward Bound watches.

The objective of sending a group of construction apprentices on the 21-day Outward Bound course was to help develop young tradespeople into industry leaders for the future.

The customised construction watches are an initiative of the BETA (Built Environment Training Alliance) group of ITOs, and were held for the first time in 2007.

Four BCITO specialist trades apprentices were awarded BCITO scholarships to attend the course alongside other apprentices from construction-related industry training organisations.

They also joined six Registered Master Builders Carters 2007 Apprentice of the Year winners.

Outward Bound is based in Anakiwa, Marlborough Sounds, and was established in 1962. The 21-day classic programme focuses on the development of self awareness and inner strength through a wide range of activities involving physical challenges, social sharing and creative expression.

Matt Sharp, Wellington Apprentice of the Year 2007 and now a BCITO-qualified carpenter, says he arrived in Anakiwa feeling excited about the experience ahead.

"I was really looking forward to meeting new people and I felt ready for a challenge," Matt says.

'Amazing what you can achieve'

One of the key skills Matt learnt on the course was about the value of teamwork.

"It's amazing what you can achieve when everyone in the team is focused on the same thing. I learnt a lot about interacting with people, and I feel like I have come away with the tools to deal with different personalities, in all sorts of situations."

Matt also gained some insights about his own personality. "I realised I can push myself mentally a lot further than I thought, and I'll be setting the bar higher now when it comes to achieving my goals."

The course was also a lot of fun. Some of Matt's highlights included the high ropes course, sailing and rock climbing whilst blindfolded!

BCITO apprentices Sean Collins from Te Rapa Plasterers, Joby Kara from Allan Shannon Plasterers and Giovanni Brown and Norton Hollows from Copley Solid Plasterers Ltd were awarded BCITO scholarships to attend the course.

• **For more info:** Ph BCITO, 0800 4 22486

 On the web:

www.constructionzone.co.nz

Advantage kicks off!

There is nothing quite as exciting as a decider Bledisloe game and the 55 people who departed on the Carters Advantage Bledisloe Boots 'n' All tour were ready to see the All Blacks play their hearts out to retain the Bledisloe Cup.

The weather in Brisbane was perfect, with blue skies and warm temperatures — the perfect weekend escape. Carters Advantage Boots 'n' All trips are all about relaxing (and rugby) but sometimes you have to throw a few surprises into the mix.

And so it was on Friday evening that the tour bus whisked everyone off to Ballymore Stadium, home of Queensland rugby.

As everyone disembarked from the coach, waiting for them were Tim Horan and Garrick Morgan, two very familiar faces to rugby fanatics and two ex-Australian Wallabies.

After a cool beer Tim and Garrick took the tour party on a tour of Ballymore whilst keeping the group amused with stories of All Blacks versus Australia encounters.

It was just amazing how many games they could remember where the Australians won!

After the tour the group dined at Ballymore on beef fillet whilst Garrick Morgan kept everyone entertained. Match day arrived and the weather gods blessed us with a beautiful day.

After spending the day enjoying all that Brisbane has to offer, the tour party joined forces at a traditional Australian watering hole called The Fox for pre-match entertainment.

The banter ran wild as the Carters Rugby Trivia Quiz took place and continued on the bus trip to the game. Platinum seats enabled the group superb viewing at this nail-biting game.

With the Wallabies leading at half-time, everybody was on their toes when Tony Woodcock ran 20 metres to score in the corner and put us back in the game.

Despite the Wallabies scoring in the last minutes, the All Blacks came out victorious with a 28-24 win, securing the Bledisloe Cup once again.

Carters Advantage would like to thank the following suppliers for joining us on this tour — your support is fantastic and much appreciated.



Above, from left: Brent Adler, Matt Lagerberg, Tim Horan, Kyle O'Brien and Drew Beekie.

Left: Advantage customers enjoying the game from the platinum seats.

Below: The Boots 'n' All tour group at Ballymore Stadium.



Rescinding of CCC no bar to summary judgment on unresponded-to payment claim

Tim Bates of Auckland law firm Legal Vision explains how a district court decision was overturned due to the upholding of the strict wording of the Construction Contracts Act.



In a recent high court decision of Sugulogovale & Suaniv v Hi-Qual Builders Ltd a house owner appealed a district court decision where summary judgment was entered.

The facts of that case were as follows:

- The appellants owned a property in Avondale;
- They wished to make alterations to their house and engaged the respondent to complete these building works;
- From March 2007 through to mid-August 2007 the respondent carried out the building work. The sum of around \$210,000 was paid over this period of time for this work;
- On 21 September 2007, a council building inspector carried out a final inspection and on 28 September 2007 a CCC was issued;

- The building contract that was signed contained a "payments schedule" which provided for various percentages of the contract price to be payable on completion of various stages of the building works. In particular, the final amount was to be paid on the issue of a code compliance certificate, being 10% of the contract price;
- On 30 September 2007, the respondent served on the appellant a payment claim under the Construction Contracts Act 2002 (CCA) seeking around \$110,000, and giving five days for payment to be made;
- The appellants did not reply to the payment claim by way of a payment schedule but did send a letter dated 3 October 2007;

- On 17 October 2007, a meeting took place with the Auckland City Council. The respondent attended this meeting with council. As a result of that meeting, the council rescinded the CCC that had been issued and a site instruction was issued by the council to the appellants with 11 items needing to be rectified;
- The appellants were not willing to allow the respondent back to the house to carry out the items listed, nor any independent contractor engaged by it;
- Summary judgment proceedings were brought in the district court by the respondent to collect the monies sought in the payment claim;
- Summary judgment was entered in favour of the respondent for the full amount plus interest and costs on the basis that the appellants had failed to provide a payment schedule, and that the rescinding of the CCC did not invalidate the payment claim.

So this is a decision which once again upholds the strict wording of the CCA, and refutes a novel argument in attempting to get around the clear meaning of the payment claim/payment schedule provisions.

rescinded, the basis for the last payment claim had collapsed.

It only became payable when a CCC had been issued, and what had been agreed in the building contract as being necessary to trigger the final progress payment had not actually occurred.

Easily dealt with

This argument was easily dealt with by the high court judge. He held that as at the date the payment claim was served, a CCC had been issued. The appellants had simply failed to respond to the payment claim in the form of a payment schedule.

The consequences of this was that summary judgment could be entered for the full amount claimed in the payment claim.

The court also held that the respondent was entitled to its actual costs incurred in bringing this proceeding, as the CCA specifically contemplated that it would be entitled to all of these costs as is more fully set out in s23(2) of the CCA.

The judge did go on to make two further comments. First, that the appellant's rights under the contract are not irrevocably lost. They can seek redress in the courts, but they simply have to pay now and argue later.

Second, he questioned whether, in fact, the Auckland City Council did have the power to simply revoke a CCC that it had already issued. He made the comment that a CCC does not have provisional or preliminary status.

So this is a decision which once again upholds the strict wording of the CCA, and refutes a novel argument in attempting to get around the clear meaning of the payment claim/payment schedule provisions.

• **For more info:** Ph Tim Bates, 09 360 2415

On the web: www.legalvision.co.nz

LegalVision

At Three Lamps Lawyers

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

Principal: Timothy Bates LLB (Hons)

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

What's On the Web?

www.buildingtoday.co.nz



*Win one of five
Bizmo Business
diaries with
Building Today!!
Simplify the running
of your business*

with a 2009 Bizmo business diary.

*With pre-printed tax reminders, handy
prompts and an added value
educational guide, Bizmo positively
changes the way you manage your
finances.*

*Just go to www.buildingtoday.co.nz
and answer a simple question to be in
the draw to win!*

Congratulations go to
Angela Biggar of Invercargill
who has won this
Alco Products AC6 ladder!



Poll your vote!

*Building Today's June/July online poll found that
91% of respondents indicated that they would
be voting for a change of Government. We're
revisiting that poll so go to
www.buildingtoday.co.nz and register where your
vote is headed (see story, pages 16 and 17)*

**Use our web search engine to look up any article that has appeared in
Building Today. And we're also adding news stories daily. So keep
up to date with the latest construction news at www.buildingtoday.co.nz**

Subscribe to Building Today

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

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

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

Name:

Company:

Address:

Type of business:

Signature

Date:

Hear this!

**Buy a Clearlite Sierra,
Millennium or Platinum
shower during September
and October and you'll
get a FREE Methven
shower mixer and
slide shower!**



CLEARLITE
Bathrooms

Terms and Conditions 1. Promotion period from 1st September to 30th October 2008. 2. In order to qualify for the offer, the customer should purchase a Clearlite Sierra, Millennium or Platinum shower from Carters during the promotional period. 3. Purchase must be on one purchase order. Complete shower package must be purchased in one transaction to be eligible. Shower packages include sure seal tray, door set, flat/moulded wall lining and easy clean waste. 4. Purchasers of a qualifying Sierra shower will receive a Methven Echo Strata shower mixer and a Methven Echo slide shower, both all pressure compatible. Purchasers of a qualifying Millennium shower will receive a Methven Promix shower mixer and a Methven Alpha slide shower. Purchasers of a qualifying Platinum shower will receive a Methven Genesis shower mixer and a Methven Viestse slide shower. If stocks of these shower mixers or slide showers run out during the promotion Carters reserves the right to substitute a Methven shower mixer or slide shower of similar value. 5. The free slide showers and shower mixers will be distributed with the showers and the branch will make contact with the qualifying customer when the giveaway arrives instore. 6. Showers bought on contract pricing are excluded from this promotion. 7. Slide showers and mixers will be distributed with the product.

CARTERS ■ Your Building Partner