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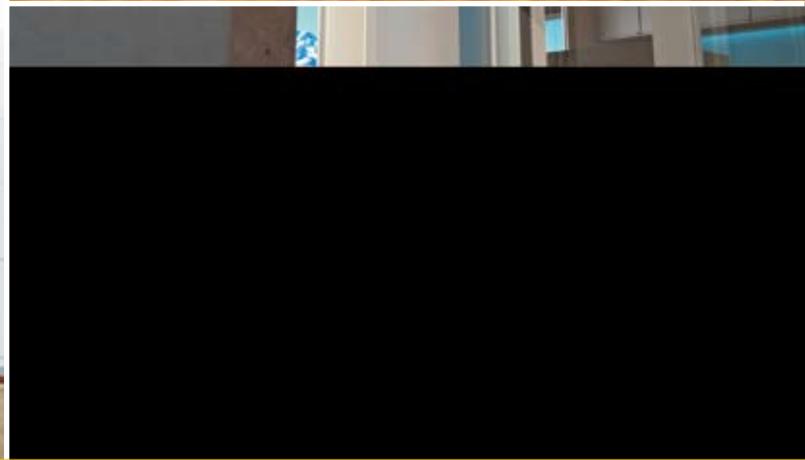
RMBF builders excel in charity project work

Q & A with new RMBF CEO Warwick Quinn



2008 Apprentice of the Year announced

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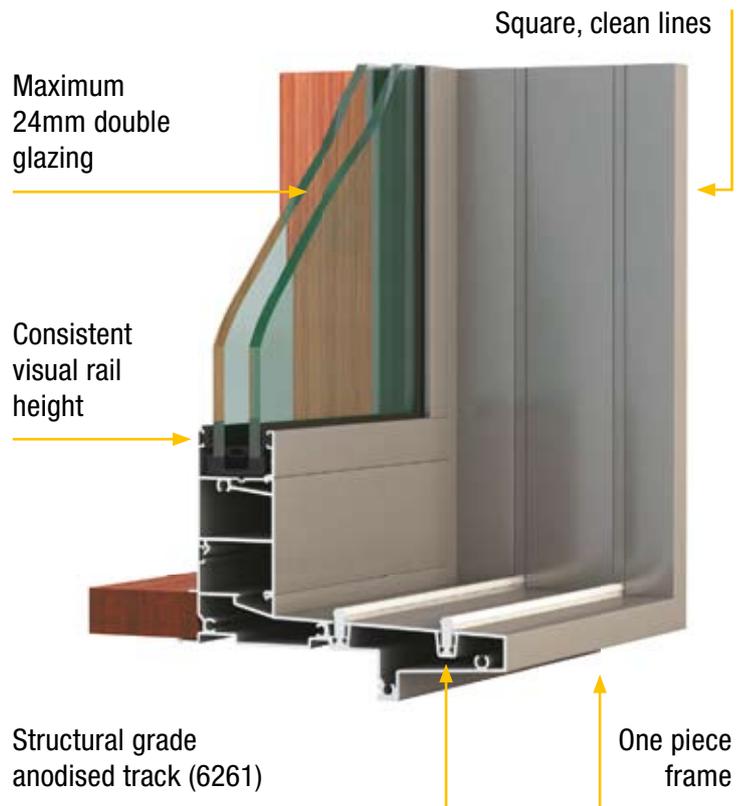


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inside this issue

RMBF News 6-12

Q & A with new CEO Warwick Quinn; Dobson named Apprentice of the Year

Industry News 14-18

Guide for consent amendments; NZS 3604 undergoes major revision

Vehicles 20-22

Ford's latest offering

Future-Proof Building 27

The folly of water flow restrictions

Opinion 28

Classic weathertightness design

Steel 30-31

Light structural steel framing

BCITO News 32

Gateway programme connects future apprentices

Products 33-34

Curved double glazed windows; Construction software

Columnists 36-38

Jerusalem's Wall of Tears; Leaky home owner left without recourse

A new political dawn has arrived with the centre-right taking power in Godzone. And, from what National spokesman for Building and Construction Nick Smith told *Building Today* in our October issue, there could be far reaching consequences resulting from the implementation of National Party policy in the New Zealand construction sector.

For instance, National says the former Government's proposals for builder licensing were "excessively bureaucratic and expensive", with the "low level of uptake reflecting builder frustrations" with it. He says National will look to "simplify the licensing system and use existing industry organisations to provide a register of building professionals."

Is this the RMBF's opportunity to step forward once again to cement its role as industry leader and to provide the backbone and framework for what the new Government seeks to do with regard to builder licensing?

Andrew Darlington
Editor



cover story 12

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

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chief's chat

by ceo warwick quinn

Q & A with the RMBF's new CEO

1 What inspired you to apply for the chief executive's role at the RMBF?

I have been involved in the property sector from a valuation, property management, real estate and senior management perspective all my working life. Accordingly, I have been in and around the construction industry which has always interested me.

When the job was advertised I saw it as an exciting opportunity to continue to be involved in the property sector but from another perspective, and to use my senior management expertise at the same time.

2 What was your biggest achievement at Land Information New Zealand (LINZ)?

I think there are a number of things I am pleased about. But to name a couple — one would be as Valuer-General and overseeing the introduction of contestable valuations for rating after a Government monopoly for more than 100 years. This took a significant amount of involvement with territorial authorities and, looking back, the entire transition went very smoothly.

Another would be my time as General Manager



Regulatory and reducing the number of LINZ documents relating to standards from 290+ to around 35.

3 How do you think your experience in property and valuation will help you get to grips with the issues in the construction industry?

I think the property sectors I have worked in are all inter-related and follow similar patterns of activity and pressures — for example, boom and bust economic cycles, particularly in domestic construction/real estate.

These are felt as keenly in real estate and valuation as in construction. The influences on each sub-sector are similar, particularly those relating to the amount of Government intervention (red tape), sustainability, technological advances in construction, education,

training and professionalism, and representation at the right forums.

I have had involvement in many of these areas in the past, and think I can bring experience to help the RMBF going forward.

4 What do you see as your biggest challenge for the next 12 months?

I think there are a couple of things — keeping the momentum that has been started already and getting to know everyone in the industry and them getting to know me. It is always easier to discuss issues and ideas once everyone has met face to face, so it will be important to ensure this happens.

The economic uncertainty at present and the future is very unclear but the effects on the construction sector are not looking promising, at least in the short term.

Accordingly, I think it's important the RMBF does all it can to help members in what is shaping up to be a potentially difficult time.

5 What do you think is the most important issue facing the construction industry today?

I don't think there is any one most important issue, and everyone may have a different view depending on their perspective and current pressures. There are many issues that the construction industry faces and they can be separated into short term and longer term ones.

For example, there is no doubt the current worldwide credit crunch problem is an immediate issue the sector has to grapple with, given the effects shoot home virtually instantly to property financing, refurbishments and the amount of construction available.

But then I think there are the longer term issues that I have mentioned above which will always be issues a professional body such as the RMBF will have to keep abreast of.

6 What do you see as the RMBF's role in turning these issues around?

Continued page 7

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Hawke's Bay builders do it for the kids

The Hawke's Bay's Registered Master Builders and Certified Builders recently came together to take on the enormous challenge of erecting five buildings from the ground up in just six days, all for a very worthy cause.

The "Trucking for Hawke's Bay Child Cancer Charitable Trust" was overwhelmed by the response from the community in support of the \$1.3 million Little Elms Charity House project.

The project consisted of a house situated behind the regional hospital in Hastings, plus three separate units, an office block, three two-unit chalets and a separate respite house.

The Little Elms complex will provide accommodation and hospice facilities for children with cancer or other life-threatening illnesses and their families.

The project was a completely co-operative effort between Registered Master Builders and Certified Builders, and was the first time the two membership organisations have worked side by side on a project of this kind.

"They all worked extremely well together. At the end of the day, they were all passionate about doing something for a good cause," according to project manager and Carters Napier manager Peter Edwards.

These kinds of projects are a great way for a community to come together and this was no exception, with local businesses and schools giving financial support and also providing much needed nourishment for the building team on-site.

There were a couple of important positive outcomes for this project. First, the entire job was completed within just six days and, second, the quality of the work was exceptional, given the short time frame.



"It was a testament to the high calibre and professionalism of the builders involved," Mr Edwards says.

"They worked through gale-force winds and rain in the first two days to make sure everything was completed on time. The weather was a major issue at first but it didn't faze them. They did a sterling job throughout and the finished product is second to none."

Semi-retired registered master builder Nick Meechan was one of the team leaders for the project.

"My team of 30 were working on the administration block, which was probably the most complicated part of the job," he says.

"I was bombarded with questions for the first couple of days so didn't get my apron on until day three!"

Mr Meechan says he was amazed by the support the builders gave to each other. "Everybody helped each other out, even if they were working on a different part of the project.

"To see the number of tradesmen and helpers hard at work was great. The atmosphere was wonderful and I



surprised myself at how much I got out of it on a personal level."

So far the project has received entirely positive feedback from the builders, and the whole community is very proud of what's been achieved.

"The teamwork between members of the RMBF and Certified Builders has made the end result a really positive one. They all did a fantastic job and this has been a real feather in our caps," Mr Edwards says.

• Further story, page 35

CEO Q & A

From page 6

The RMBF's ability to influence the current credit squeeze and its effects are basically nil. However, it can continue to strive to make housing more affordable and, therefore, attractive to home owners by meeting customer needs and being highly professional in its services to members so that they can produce a first-class product that distinguishes itself in the marketplace and creates demand.

I see the RMBF doing this by continuing to promote training and development, providing members with quality information, influencing regulation, working with wider industry sectors and further brand recognition. I am sure there are many other ideas that

members have that will also assist.

7 What is your view on the advantage/benefits that the RMBF can offer its members?

I think there are many. I see the RMBF as having a critical role to play in all the areas mentioned above. Its ability to act as a representative expert body that speaks for the construction industry to Government should not be underestimated.

The RMBF has the presence to influence government policy to members' advantage and to minimise negative impacts.

Branding of the RMBF's members and quality of workmanship in the eyes of the public as a first choice provider of building services is something an individual will struggle to get traction on at a national level.

Keeping members fully informed of the latest construction techniques, advances in materials, "green" technology, training and being a conduit for customer feedback is also a big advantage.

But probably the biggest advantage is working together as a single industry focused on the same goals and direction, and moving the sector forward to cope with what the future will demand.

8 How do you spend your time (when not at work)? And your golf handicap is . . . ?

Well, you might laugh at this but I spend a lot of the time doing up my villa in Wellington (love it). But I assure you only the "non-structural". And my golf handicap is 17.1, but I have just bought a new driver so it will soon be 19.1!

Mr Quinn starts with the RMBF on 17 November.

I've found the backbones of the RMBF!

By RMBF president

Brent Mettrick

In the past six months, I have been to many RMB Associations, and witnessed the good work happening. A great example is the Little Elms project from the Hawke's Bay that is featured on page 7 of this issue.

We have 22 associations all operating Registered Master Builder best practice. The executives are elected to represent the membership as a whole who, in turn, elect the Federation to do likewise.

Rather than getting lost in Christmas messages, I will acknowledge some of the outstanding participants of the RMBF and Association work that goes on all year round.

House of the Year and RMB Commercial Project Awards, in association with PlaceMakers

This is a year-round exercise, with preparations for the next year being undertaken before the current year's national event has even taken place.

There are many people that make this the premier industry event that it is. The regional co-ordinators and association organising committees are all passionate about getting it right from time of entry to the night of their events.

They tirelessly attend to the detail required, and are a credit to the membership, the RMBF and our sponsor family. We look forward to the national results later this month.

The unsung heroes of this programme would have to be the judges. The selfless giving of their time (up to 40 days!) and skill set are generous and awe inspiring.

Good judges are hard to get and we're lucky to have such a great group. For those wishing to join this elite

group judging the best of the best, call Tracey Bree at the RMBF to register your interest in the first instance.

The nbpr/Dazzle Events team works passionately and tirelessly for you all, and in no small way should take credit for the way this event has flourished over the years during their involvement.

Apprentice of the Year in association with Carters

This has to be the feel good event of our industry. Congratulations to this year's national winner Joe Dobson from Dunedin and the other nine finalists from around the country. The industry's future is in great hands.

It was great to see the industry and Building and Construction Minister Shane Jones supporting this initiative. It was at this event last year that the new Minister took up his role and what a year it has been!

Twelve months on we can say that we have been listened to by the Minister, and would like to thank him for the level of industry engagement, his longer-than-a-term view and passion he has brought to the role.

We look forward to working with the next appointed Minister in due course.

Commercial & Contracts Committee

The members of this committee are the stalwarts of our industry. This group of dedicated gentleman fight the small issues that most of us don't see coming until the impact is huge.

This year they have focused on builder licensing, restricted building work, the Construction Contracts Act, terms of trade for our members, security of payments, green builder education, and health and safety issues, to mention just a few.

Ashley Hartley, Brian Nightingale, David Fehl, Robert Findlay, David Baker, David Beard, Gavin Clyne, John



Hale, Martin Stephens, Noel O'Rourke, Stephen Cummings, Tim Strawbridge and Ross Walker — we owe you a debt of gratitude for the time-consuming wins you have steered our organisation through and the freely given time.

There are numerous others tirelessly contributing to make the construction industry a better place — Jamie O'Leary who is working closely with the Department of Building and Housing as our licensing advocate; Graham Coe who is still across everything from MBS, BRANZ and House of the Year; and John Marshall on MBS and timber standards.

And I'm only scratching the surface. I haven't mentioned the Boards, but they're not forgotten.

I have to note that it is not only RMBF members that benefit by this work but the industry as a whole. We have noticed that all too often the voice of the RMBF and Certified Builders are resonating the same sounds as we traverse the bureaucratic path ahead of, and around us.

This was again represented by the joint participation in the Hawkes Bay Little Elms project and Apprentice of the Year finals attendances.

The times might be tough but the goodwill in the industry is priceless, and rewards all those involved.

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 Morriss 03 577 6638
Nelson: Karen Lane 021 749 091
Otago: Rowan Howie 03 455 5165
Rotorua: Jacki Parr 07 332 3625
South Canterbury: Trish Harris 03 684 5005

Southland: Jenny Pascoe 0274 328 065
Taranaki: 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

RMBF Regional Service Team:

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

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

Dobson named Apprentice of the Year

Dunedin carpentry apprentice Joe Dobson has taken out the top award in the Registered Master Builders 2008 Apprentice of the Year competition, in association with Carters.

Joe, 22, beat nine other top apprentices from around the country for the title and was presented with his award at a ceremony in Wellington recently.

Tauranga apprentice Shane Swan, 25, was second and 23-year-old Blenheim apprentice Roger Townley took out third place.

Joe, who is employed by Warren Baker Ltd but is currently working on secondment with Stewart Construction, is passionate about building and has excellent communications skills, according to national judging panel member Paul Mitchell.

Mr Mitchell, from the Building and Construction Industry Training Organisation (BCITO), says Joe is a dedicated tradesperson who takes a professional approach to all his working relationships, whether with clients, subcontractors or his teammates.

"One of the things that impressed the judges most was



2008 winner Joe Dobson with his trophy and award.

Joe's 'get stuck in' approach, and his belief that it is up to the apprentice to take responsibility for their learning," Mr Mitchell says.

"He's a calm and confident builder, with a great future ahead of him. Joe is an asset to his employer and to the industry."

Minister for Building and Construction Shane Jones says he is thrilled that the competition received record entry numbers this year, reflecting the enthusiasm of apprentices for the industry.

"It's great to see such a motivated and bright bunch of young people entering the construction industry and to recognise their success. The future of the sector is in safe hands."

The event was attended by more than 100 people,

including the Minister, apprentices and their families, and key representatives of the construction industry.

During the two-day national final the finalists attended a morning tea at Parliament hosted by Mr Jones, took a special underground tour of Parliament Buildings and visited the BRANZ testing centre at Judgeford, Porirua.

The Apprentice of the Year is made possible by principal sponsor Carters and supporting sponsors the BCITO, Registered Master Builders Federation (RMBF) and the Department of Building and Housing.

"Carters congratulates all winners and national finalists, and is proud to support our future industry leaders through this competition," Carters national operations manager Andrew Cochrane says.

Now in its fifth year, the Apprentice of the Year competition has undergone significant growth since its inception in 2004, with this year's competition attracting a record 135 entries in 10 regions throughout the country.

Entries in the 2009 competition open in March. Further details will be available in Carters stores nationwide and online at www.masterbuilder.org.nz, or call Rebecca Kennedy on 04 494 5177.

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I'll be the judge of that

Each year the PlaceMakers House of the Year and RMB Commercial Project Awards receive hundreds of entries from all corners of the country.

Entries come from a wide range of residential and commercial building companies entering a number of award categories which celebrate excellence in building.

The important job of determining excellence in building is undertaken by the competition's large team of knowledgeable and committed judges.

Now in its 18th year, the 2008 House of the Year and RMB Commercial Project Awards in association with PlaceMakers were judged by 10 panels comprising more than 25 judges, who travelled around New Zealand grading nearly 650 entries.

Among these judges were Christchurch-based architect Eric Dally and builder Brian Honeybone. Mr Dally, of Eric H Dally Associates Ltd Architecture, says he first started judging in the competition six years ago.

He teamed up with Mr Honeybone and judged at a local level in Canterbury three years before being invited to become a national judge. He took a break last year before returning to national judging in 2008.

"In the early days it was about giving back to the industry. These days I think it's more about meeting the builders, hearing and seeing how they have to meet the challenges of an ever-changing industry and its regulations, seeing them putting their knowledge and skills to the test, and improving year after year."

Mr Dally finds judging a great way to see the variety of building styles around the country, especially comparing the South Island to the North Island, as well as the many improvements in quality, new innovations, and seeing the builder's ability to interpret the architect's design.

He believes one of the biggest challenges for judges is maintaining consistency.

"Clearly, logistics will always be a challenge when you have a nationwide competition — the real test is judging consistently. I keep a copy of all my judging notes so I can review

them and make comparisons with fellow judges to generate a fair and balanced score for every entrant."

Mr Honeybone, of Honeybone Builders Ltd, started his involvement with the competition as an entrant, and was a past national winner in a New Homes category.

"My love of architecture was one of the reasons I wanted to judge, but I also saw it as my way of giving back to the industry."

Mr Honeybone admits it can be hard to get away for extended periods of time to judge, especially when combined with running a business, but it certainly isn't impossible.

"The National Project Team does a great job of working around your availability, as do fellow judges who are retired or have greater flexibility with their time."

Mr Honeybone says there are many satisfying aspects to judging. "It is so rewarding to see enthusiastic young builders giving it a go for the first time. It's also satisfying to see those builders who enter the competition every year really nail it." Mr Dally agrees. "It's incredibly fulfilling to meet builders who have worked so hard, and who are so proud of what they have achieved, delivering a stunning property."

Both judges agreed there are common mistakes entrants make time after time. "It's very frustrating when a builder has entered an incomplete property, but my major gripe would be the lack of project management and supervision on jobs."

If an entrant wants to achieve gold, the quality of all work throughout the house — especially that of the subbies — has to be impeccable," Mr Honeybone says.

When asked why they judge, each had



A 2008 Gold Reserve property judged by Eric Dally (property by Shaw Builders Ltd located in Mount Maunganui).



A 2008 Gold Reserve property judged by Brian Honeybone (property by Homeworx Design & Build Ltd located in Onekawa, Napier).

numerous reasons to be involved."

You really get a lot out of it — you get to make new friends, there's a feeling of giving back, and it's an opportunity to see many parts of the country," Mr Honeybone says.

As an architect, Mr Dally says he loves to see the new innovations builders create through inventive use of materials and "true execution of an architect's plans".

The National Project Team is seeking nominations for judges for the 2009 competition.

If you are interested in judging, Mr Dally and Mr Honeybone recommend you get in touch with a judge from a previous year to learn more about the process.

You should also register your interest in being a judge by emailing your contact details to national judging co-ordinator Kate Cooney at kcooney@dazzleevents.co.nz.

Facing the challenge of commercial building

Building the foundation for an aluminium smelter furnace was never going to be an easy task. But carrying out the project between two fully operational aluminium furnaces, a casting bed and a hot metal carrier passage presented some additional challenges for Amalgamated Builders Ltd.

It is challenges like this which make commercial building all the more exciting, according to Amalgamated Builders Ltd director Bruce Middleton.

Mr Middleton managed the construction of the new furnace foundations – a Gold Reserve finalist in the Pacific Steel Industrial/Utility Project category in the 2008 RMB Commercial Project Awards – at Tiwai Point, near Bluff.

“Over the years we’ve had numerous challenging jobs which people said couldn’t be done, but we like to surprise!”

Amalgamated Builders, in conjunction with Brian Perry Civil, was able to offer an innovative and bold solution to meet the client’s programme without compromising the safety of New Zealand Aluminium Smelters personnel and equipment.

The foundation was constructed as an open-bottomed poured insitu concrete caisson with a specially designed steel shoe cast-in to the bottom edge.

This was constructed at the ground surface above the final position of the structure. By excavating under the perimeter walls from

inside the caisson, the caisson sank under its own weight.

Two small diggers excavated at the foot of the walls, transferring the excavated materials to a central point where it was removed with a larger digger situated on a temporary working platform that straddled the caisson structure.

It’s not just tricky locations and molten materials which increase the challenge of commercial building.

“Commercial sites are under the spotlight to a greater degree in terms of the Resource Management Act and health and safety requirements,” Mr Middleton says.

Working in the middle of the metal products area of the aluminium smelter required an extremely high standard of health and safety. All employees were required to wear extensive protective gear and to be involved in detailed job safety analysis and meetings for each phase of the work.

Mainzeal Property and Construction Ltd South Island construction manager Graeme Earl says a lot of work goes into meeting all the statutory standards for a commercial building project.

“The legislative requirements involved in

commercial building can get quite complicated – compliance with the building code, local council regulations and air quality levels, to name just a few.”

Mr Earl was in charge of building the new Burwood Hospital Surgical Services Unit in Christchurch, which won the national 2007 RMB Commercial Project of the Year.

The need for efficient patient flow was the key requirement for the design of the unit to replace three small, outdated operating theatres and ancillary areas built in 1963.

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

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

“Commercial projects often require more sophisticated services and construction techniques, as well as bigger toys to get the job done,” Mr Earl says.

“But the buzz of co-ordinating a large-scale project and all the different people and factors that involves – that’s what makes it exciting!”



The Burwood Hospital Surgical Services Unit in Christchurch, constructed by Mainzeal Property and Construction Ltd.



The team from Amalgamated Builders Ltd hard at work on the New Zealand Aluminium Smelters Ltd Tiwai Point furnace foundation.

Tauranga RMBs make wishes come true

These days it's pretty rare to see a group of professionals working hard for nothing more than a good cause. But that's exactly what happened when Tauranga Registered Master Builders got together with local tradesmen and businesses to construct a charity house in the Bay of Plenty recently.

The house was auctioned on 28 September, with all proceeds going to the Make a Wish Foundation and the Bay of Plenty Kiwican Charitable Trust.

Make a Wish Foundation has been making dreams come true for children with life-threatening illnesses in New Zealand for more than 20 years, while the Kiwican Charitable Trust is a programme that teaches life skills and values to 5 to 12-year-olds in primary and intermediate schools throughout the country.

Tauranga Master Builders Association manager Lani Christensen was "blown away" by the generosity shown from the community assisting with this project, from the builders and tradesmen on site through to the local businesses that supplied materials and promoted the project.

"I think people have been so generous because it's for kids. I don't think there are enough pages in this magazine to thank everyone," Ms Christensen says.

Project Manager Shannon Moyle, of Form New Zealand



Ltd based in Mount Maunganui, was also impressed by the level of sacrifice people were willing to make for the cause — not simply giving up their valuable time, but also supplying materials for the project.

"The free labour and supplies is where the real profit comes from and that's what ends up going to the kids. It was a really neat thing to see in this day and age," Mr Moyle says.

The project was unique because registered master builders and other local tradesmen who don't ordinarily work together had to co-operate, making for a "really interesting dynamic on site", according to Mr Moyle.

Having up to 20 people together on a site which would usually only have three people working on it also brought its own challenges.

"There are six to eight ways to skin a cat, and everybody has their own way of doing things. My job was to make sure the cat got skinned at the end of the day," he explains.

Ultimately, the impressive level of co-operation and camaraderie on site made this project a successful one. A project like this usually takes nine weeks to complete, but the job was completed in an incredible two-and-a-half weeks.

Mr Moyle stresses that this hasn't been a rush job, with the high level of craftsmanship and materials going into every part of the house contributing to the success of the recent auction.

"The whole thing has been a huge success as far as me and the Tauranga RMBA are concerned, and the successful auction was just the icing on the cake."

Suppliers and contributors

The following list gives an idea of how many people were involved in, and contributed to, the project.

The construction crew

Form Construction
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Harwood Homes
Kuriger Builders
Key Homes
Yalden Builders
Jennian Homes
Asset Homes
Belco Construction
Adobe Homes
David Reid Homes
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Dimond Roofing
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PlaceMakers
Carters
Tauranga ITM Building & Fencing Supplies
James Hardie
Winstone Wallboards and Gib
Living Solutions
Flashman Flashing Systems
Epic Windows & Doors
Tasman Insulation and Ultra
Pink Batts

The interior finishing team

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Guild & Spence Electrical
Ray Peacock Painters and Watty/Taubman Paints
Les Savage Plasterers
Plastering Centre
Bay Interior Plasterers
Absolute Plumbing, Tauranga
HQW
Kingfisher Plumbing
Armstrong Plumbing
Plumbing Works
Tauranga Plumbing
Shower Solutions - Rex
Johnston
Gerrard Floorings and Knightsbridge Carpets
Guinness Appliances
Home Plus
Bay Tiles and the tiling team of Karl Reimer and Smiley Tiling

Vivid Lighting and David Trubridge, in association with Gartner Superlux and Prolux Lighting
Securamax

The finishing touches

St Michel
Methven
Supreme Lock & Hardware and Miles Nelson Hardware
Range Hood Solutions
Gael Garret Design Consultant
Living Quarters at Bethlehem
Michelle McDonnell
Landscaping

Compliance team

Westpac Bank
Harris Tate Legal
Eves Reality - Auctioneer Gordon Stewart

Site Safe
Scaffold Systems
Property Solutions - Valuation
Bay Inspections
Tauranga City Council
Penn Design
GHI Insurance and Lumley
Containers BOP
Envirowaste Management
BayPark - Tauranga City Venues

Promotion team

Radio: 93.4 MORE FM for a magnificent contribution raising interest in the charity house, beginning with a 6pm breakfast on site, weekend sausage sizzle and daily live radio chats.
Other Media:
BOP Times
Tauranga.co.nz
Photographer Amanda Aiken -

Living Visions
Signage by Sign Shack
Bay Events and @home furniture bathroom kitchen expo for inviting us to join them

The Maungatapu Hidden Lunch Bar and Bakery who supplied delicious food for the dedicated and enthusiastic teams on site for three weeks.
And the team who transported the house to its new home for the lucky buyer - Neil Johnson from Bay of Plenty House Removals in association with Allied Concrete, Pryda, Les O'Leary and Building & Pilot Services.

Your masonry delivery comes with a load of solutions

At Stevenson, we don't just deliver the most innovative range of masonry products, we also provide solutions to help get the job done faster. Take our Formblock system that's twice as quick, even when it's raining. DryBlock™ with its fast 'air dry' property cuts downtime when it's wet and its weather tightness adds peace of mind. It's now available in a range of DryBlock Architectural Masonry colours as well as DryBlock PlastaBlock. So for a great masonry finish, start at Stevenson.

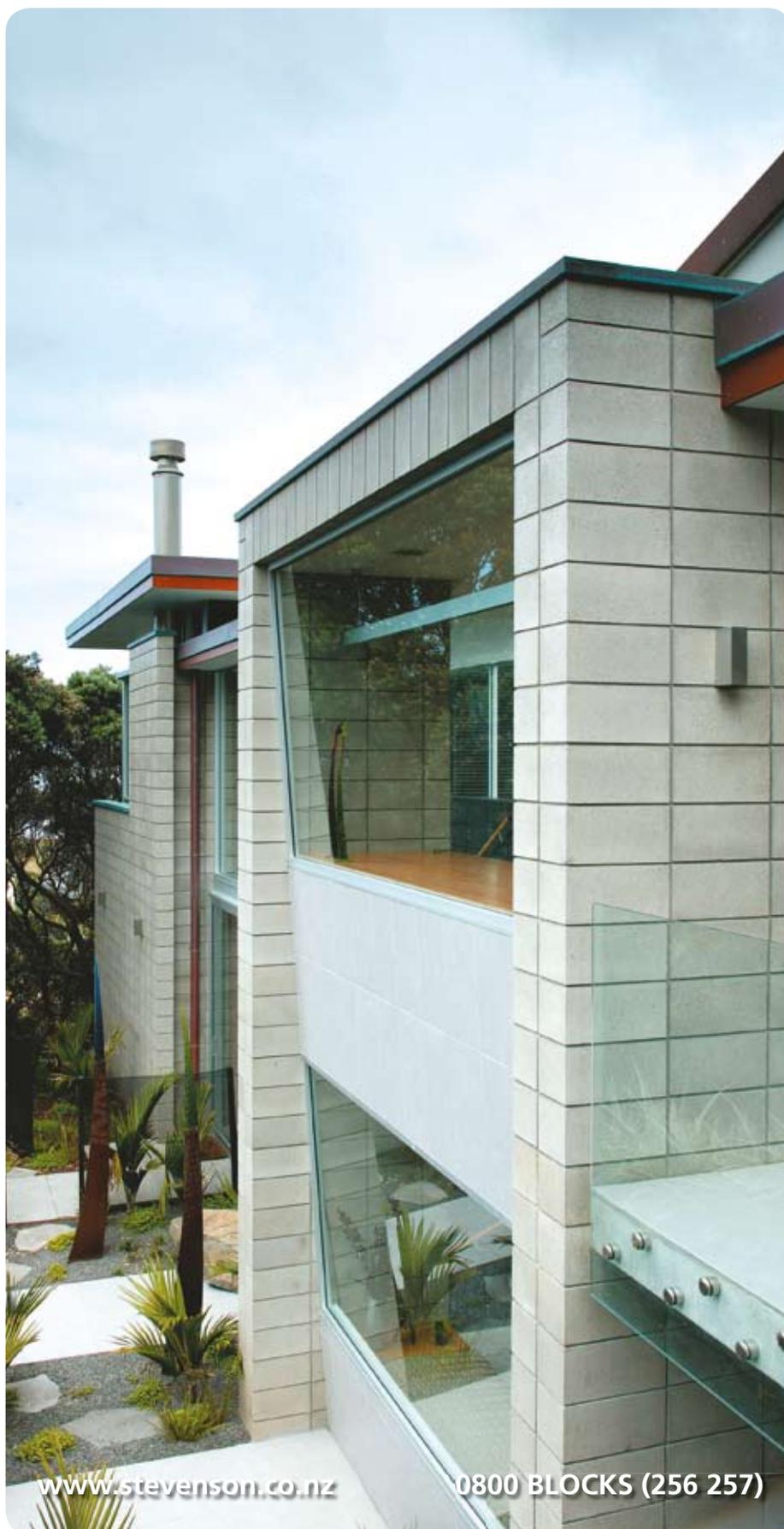
EXCITING NEW DISPLAY CENTRE NOW OPEN

Come and be inspired at the new Stevenson 'Life outside' display centre in Newmarket. There you'll find the very latest ideas in outdoor living spaces including an extensive range of contemporary hardscaping products and masonry wall systems.

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0800 BLOCKS (256 257)

New guidance to help with building consent amendments

A Building Amendment Bill was introduced into Parliament earlier this year as one of the initiatives to help streamline the building consenting and approval system.

The Bill helps provide greater clarity on the requirements for considering and approving amendments to building consents, including distinguishing between "minor" and "major" variations to consented building work.

Until the Bill is further considered in Parliament and becomes law, the Department of Building and Housing has developed guidance to help people in the interim.

This guidance sets out the Department's expectations around how proposed variations should be communicated to building consent authorities, be assessed by building officials, and the options

available for then making the required amendment approvals to the original building consent documents for the building work.

Roles and responsibilities

The roles and responsibilities of each party are outlined, and the document also discusses minor and major variations and the options available for handling each.

The *Guide to Building Consent Amendments* (September 2008) publication is designed to help the construction sector to effectively and efficiently deal with amendments.

In particular, the guide encourages builders, designers, home owners (and their agents) and developers to identify and notify proposed variations at the earliest stage.

It also assists building officials to follow a more sound and practical approach to dealing with proposed variations.

This should allow for quicker decision making by building officials.

Hard copies of the *Guide to Building Consent Amendments* are available from the Department (phone 0800 242 243).

They are also available on the Department's web site along with other relevant information, including the *Guide to Building Consent Applications (simple residential buildings)* and the *Beginner's Guide to Resource and Building Consent Processes*.

• **For more info: Ph Department of Building and Housing, 0800 242 243**

• **On the web: www.dbh.govt.nz/publications-about-the-building-act-2004**



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Bostik SafeStud is a general purpose odour free, isocyanate free & solvent free construction adhesive. Suitable for bonding all wall panels to vertical studs & ceilings. Its zero VOC means it can confidently be specified for any building compliant to NZ Green Building Councils specs. Bostik SafeStud has high bond strength and excellent movement capability, indoor or outdoor, wet or dry.

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Bostik SafeSeal is a multipurpose odour free, isocyanate free & solvent free sealant for construction & building. Bostik SafeSeal is fully paintable according to DIN 52452, PT4. Suitable for most common building materials and all connection and movement joints, indoor and outdoor. It is also ideal for all construction joints. Not designed to seal immersed joints or below waterline applications.

SAFE
stud WB

**WATER BASED
ADHESIVE**



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ADHESIVE**

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- Works on all timber treatments
- Non slump, good for ceiling work
- Economical to use
- High bond strength
- Fast Drying
- Excellent adhesion to most substrates

Bostik SafeStud WB is a general purpose odour free, isocyanate free & solvent free acrylic construction adhesive. Suitable for bonding all wall panels to vertical studs & ceilings. Bostik SafeStud WB reduces the quantities of nails and screws required to fix plasterboard, therefore reducing the fastener head stopping and finishing requirements.

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Safe Range includes SafeStud, SafeSeal & SafeStud WB in 375ml cartridges & 600ml sausages. While Stocks last.

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NZS 3604:1999 to undergo major revision

Standards New Zealand is seeking feedback from stakeholders regarding parts of NZS 3604:1999 — the key Standard for building timber-framed houses in New Zealand — that need to be brought up to date.

Standards New Zealand will soon start a project to revise the Standard, and will be calling for nominations to the technical committee that will revise NZS 3604.

All feedback received from stakeholders will be collated and presented to the technical committee for discussion during the project.

The key objectives of the revision of NZS 3604 are to:

- reflect needs of industry, and changes in materials and industry practice since the last revision was published,
- reflect changes in other related Standards, such as those setting requirements for earthquake, wind, snow and other loadings that buildings should be designed to, and
- consider the merits of a “whole building” design approach, as opposed to the “single member” basis of design.

There may also be additional issues requiring consideration by the technical committee during the revision process.

The specific areas that need updating are:

- the AS/NZS 1170 Loadings Standard is soon to be referenced in the Compliance Documents to the New Zealand Building Code, effective 1 December 2008. NZS 3604 needs to be updated to reflect AS/NZS 1170.
- The DBH Acceptable Solution E2/AS1 has superseded NZS 3604 building envelope design (weathertightness issues). NZS 3604 needs to be updated to reflect this.
- NZS 3604 needs to be updated to incorporate content on bracings and durability.
- Building practices have moved on significantly in the past 10 years, and NZS 3604 needs to be updated to reflect current technical knowledge and industry practices.

The Standard is widely used by designers, builders, engineers and the construction industry, and 93% of timber-framed houses in New Zealand are built to the Standard.

It provides practical guidance on how to design and build houses to meet the requirements of the New Zealand Building Code, without the need for specific engineering design.

Builders should take this opportunity to inform the revision process, by supplying any relevant updated feedback on the areas they believe need revising, to Standards New Zealand.

Standards NZ advises that the four points above should be used as the base for any feedback. It says builders may wish to provide feedback on:

- any aspects outside the points listed above,
- any surplus or duplicate information,
- any text diagram or table that needs further clarification, and
- ideas on how NZS 3604 should be presented and in what media (for example, web version, CD, friendlier A5 size, improved index, present in a ring binder, include more drawings, have names of sections on dividers, make digitised versions of drawings available, and so on).

Feedback should be emailed to nzs3604.revision@standards.co.nz by 12 December 2008. All feedback will be collated by Standards New Zealand for consideration by the technical committee that will be formed to carry out the revision of the Standard.



• For more info: Ph Standards New Zealand, 0800 782 632

On the web: www.standards.org.nz



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Workplace Safety Discounts are all about demonstrating good health and safety management practices, and are a great way to save 10% of an ACC work levy.

Using good health and safety management practices not only helps employees avoid injury, it can also help avoid the costs and hassles that usually come with it, such as staff absence, reduced productivity and official investigations.

The average "lost time injury" costs a business \$4000.

To be eligible you need to be self-employed or a small employer with an annual payroll of \$450,000 or less, or 10 or fewer full-time employee equivalents.

The discounts apply for three years, and are available for the construction industry. Visit the ACC web site at www.acc.co.nz/wsd to check for eligibility.

If you're eligible, you need to show you have capability in health and safety management. This generally means completing a free industry-specific training course and returning a completed self-assessment booklet to ACC.

ACC will review the application and if you qualify, the discount will be applied to your account from the start of the current tax year.

To check out training providers and to download a self-assessment booklet go to www.acc.co.nz/wsd. Once the application is received ACC will review it and notify you.



• For more info: Ph ACC, 0800 222 776

On the web: www.acc.co.nz/wsd

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Replacing the faithful ute . . .

So it's time to replace the faithful ute which has served you so well over the past three years? Now you have a problem, and it's in the form of attitude — not yours, but your lady's.

"You always go and buy utes. Why can't you go and buy something sensible? Something we can go to town in.

"Once and a while it'd be nice to go to the movies and not have to worry about getting a messy skirt because of your 'high ground clearance' truck.

"All my friend's boyfriends have nice cars — why do we have to use your grubby double cabber?"

Yeah? Heard these conversations before lads, or something similar?

But you need to have that vehicle which works with you as a vehicle partner on the building site, something that can handle the tough stuff.

Now though, it also has to look good for when you and your lady want to go into town. It's so hard to find the right car for the job these days, isn't it?

Aha, and there's the magic word. Note we said "car" not "vehicle".

Sometimes, a car is the right vehicular partner, even when you're on the job. And naturally enough, when it comes to cars that can handle the tough stuff, Ford has the answer for you.

In this case, it's the new Falcon FG — and not the one you think it is either. You thought we were going to say the Boss V8, right? Or maybe the F6 turbo-charged version? Nope, wrong again, sorry.

Our pick of the Falcon flock is the sleeper in the deck — the XT entry-level model, which gives you the best bang for buck, all the trimmings and perhaps one of the best rides in the 2008/09 Ford line-up.

Oh, come on, that's a bit of a stretch isn't it?

I mean, the XT is what, \$39,990? Let's be real here — surely the more expensive the car, the better the ride?

You might think so, but then I've driven them all and I reckon the XT, even with its teeny tiny 16-inch alloys, offers the best in chassis dynamics. And there's a motoring chappie in Christchurch — an expert in chassis dynamics — who agrees with me.

For the purposes of this report, we "acquired" a Falcon XT from the helpful lads at North Harbour Ford, and



tried to unsettle the XT on a tortuously twisty piece of highway just north of Albany.

As expected, the XT gave as good as I remembered from the Australian launch earlier this year — which is to say, it blew my socks off with its confident cornering and serene stability.

Yes, it has dynamic stability control which certainly helps, but the whole size of the car — this is a Falcon remember, not a small Euro Buzz Box — is so well suited to its suspension and floorpan that body roll has all but now become a thing of the past.

Everything at your fingertips — almost

Sitting in the Falcon, you have everything at your fingertips — well, almost everything. You don't have a remote fuel filler cap for a start. It's a totally manual system and it's on the left as per Henry Ford's sinister tendencies of designing everything for a Southpaw like himself.

However, as far as all the essentials are concerned — boot release, cruise control, wheel-mounted audio controls, dual front and side airbags, ABS anti-locking brakes, traction control, a six-speed sports shift gearbox with clutchless manual option and very comfy seats for five — the Falcon XT has it all and more.

And the cockpit has been well designed to give the driver an extremely comfortable driving position, maximising visibility and control.

Externally, the XT Falcon looks as good as anything in the FG Falcon line. It has subtle styling changes from the BF Series — or so you might think — until you see a BF up alongside an FG, at which point the differences become excruciatingly obvious.

It's easier to believe that the FG is an all new body design when seen against its predecessor.

As far as the engine goes, yes, this is still the inline six cylinder which we are so used to seeing in the Falcons, but this will be the last of the I6.

A new "corporate V6" is planned for introduction very soon to keep abreast of emission and environmental considerations.

However, this is not to say that the current I6 has not been "breathed on".

Ford's Australian techos have done some serious refinement on the I6 which has effectively reduced its CO₂ output and made its fuel economy figures much more appealing — down to under 10 litres per 100km, according to Ford. This, for a car the size of the Falcon, is pretty good.

Will the XT Falcon work for you on the building site? Perhaps not as well as a Ranger might, but it will cope.

Will a Ranger work for you in the romance stakes? Definitely not as well as a Falcon will!

• For more info: Ph Ford, 09 277 8400



On the web:
www.ford.co.nz

Resene news

excerpts from 3/08 and 4/08

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high shine

The Museum Hotel has the unusual honour of being the largest building ever relocated in New Zealand, with its 120 metre journey down an inner city street on railway tracks in 1993, ending up on the opposite side of the road to where it started. It originally stood where Te Papa now graces the waterfront and was destined for destruction until Chris Parkin, the owner, made the bold decision to move not bust. Old-fashioned railway technology was used for the move, with its track load-spreading ability being especially important transferring such a weight across reclamation.

Mainzeal Construction, Dunning Thornton Consultants and Building Solutions Ltd collaborated on the project with four months of work required for the separation of the hotel from its foundation and just two days for the move itself. The building reached its destination in perfect condition and less than one centimetre out of line. Just five months after the moving project started the hotel reopened for business in late 1993.

And today, you would never know it hadn't stood in its current spot for its full life.

The Museum Hotel has always been known for its bold colour choices and striking personality and the latest refurbishment is no exception.

Outside the hotel is finished with Resene Sandtex Mediterranean texture followed by Resene Lumbersider tinted to Resene Nero (blue black).

The owner's apartment enjoys interior feature walls styled with Florence Broadhurst and Anya Larkin Rick Rack designs from the Swinson wallcoverings range, while metallic finish Resene Magma (red gold metallic) gleams out from under the curtains in the grand entrance.



Stepping outside the norm, ceilings are not finished in the ubiquitous flat white but instead feature Resene Broadwall 3 in 1 for a level 5 finish sealed with Resene Sureseal and then two coats of Resene Super Gloss enamel in Resene Black. From flat white to black gloss, the transformation is remarkable. This system is continued onto skirtings, door architraves, doors and the commanding spiral staircase. The bright gloss creates drama and interest against the soft tones of the Resene SpaceCote Low Sheen walls.

Bedroom areas are finished in Resene SpaceCote Low Sheen in hues of Resene Half Thorndon Cream (green neutral) complemented by ceilings in Resene Zylone 20 waterborne flat in the same hue.

Surprising and delightful, the effect is uplifting.



Architect: Angela McCarthy-Foster, Foster Architects
Building Contractor: Arrow International, Freear Philip, Pololitos, Spencer Construction
Glass: Metroglass
Designers - Chris Parkin's Apartment: Fijn Design; Angela McCarthy-Foster, Foster Architects
Designers - Foyer: Lizz Santos, Cut the Mustard; Angela McCarthy-Foster, Foster Architects
Designers - Hotel Interiors: Stuart Harris; Martin Hughes; Angela McCarthy-Foster, Foster Architects
Engineers: Peter Johnston and Malcolm McGeachie, Romulus Consulting
Painting Contractors: Kensington and Associates, Freear Philip
Resene: Darren Morgan, Wellington Sales Manager; Maggie Bruce, Architectural Services Representative; Ben Frean, Trade Sales Representative

DVD on demand

The **Resene Specifying for Sustainability** roadshow, covering Greenbuild, Green Star NZ and Resene sustainability initiatives, hit the road earlier this year.

The popular two hour long seminar was videoed for all those who missed it. Free copies of the DVD are available on request from Resene representatives or email update@resene.co.nz with your name, company and postal address and we'll pop one in the post to you.

Registered architects and licensed building practitioners can earn points if they watch the DVD and complete the quiz.

Find out more online at: www.resene.co.nz/archspec/cpd_earn_points/Earn_CPD_points.htm or enter the Resene website home page and click on the Architects/Specifiers option in the menu bar and select the 'Earn CPD points without leaving your desk' option.

\$5 was donated to Keep New Zealand Beautiful for each person that attended, and Keep New Zealand Beautiful were delighted with the thousands of dollars they received. Resene has been a proud supporter of Keep New Zealand Beautiful for many years, donating thousands of litres of paint for mural work and covering graffiti.



solid saver

Creating solid exterior walls and outdoor living areas is simplified with the **Modular Hollow Panel (MHP)** System. The boxing and building of a regular solid fence structure can consume much time and labour resource compared to an MHP approach which significantly reduces all of this and minimises the impact of construction on site.

With the MHP System, holes are bored at column centres, then panels are simply placed and connected with permanent column pre-forms. Once the desired design is propped in place, the hollow formwork is filled with fine aggregate concrete, transforming the creation into a solid, integrated structure ready for coating with a **Resene Resitex Standard** or **Medium** textured coating.

Short construction times combined with greatly reduced material content of less than 50% of a traditional block fence means a great looking wall or fence at substantial cost savings.

Supplier: A-mex Quality Building Products (sales@a-mex.co.nz)



washing wisely

Keen to leave no stone unturned in the quest for sustainability, the new Club Tower in Christchurch designed to achieve a green star rating, is also putting sustainability initiatives into action on site. The **Resene WashWise** system has been set up on site to take care of painter wastes. The system drains into a main waste water flow effectively controlling the waste water flow from site.

The **Resene WashWise Reclaimer** is portable, fast and easy to use with quick separation, requiring only a low quantity of treatment chemicals reducing the materials needed to separate the water and paint, and the water phase can be used as the primary wash for application equipment and returned to the unit minimising water consumption.

The grey water from a Reclaimer unit after 1 hour of settling will pass through a 5 micron filter. After 12 hours settlement it will pass through a 0.5 micron carbon filter. The technology is based on the same flocculation techniques used in paint factories that require stages of additives and agitation. All that is needed for ongoing use is **Resene WashWise Reclaimate**.

Each **Resene WashWise Reclaimer** is manufactured from industrial grade fibreglass and coated on the inside with chemical resistant gel

coat. This provides a durable long-term solution that can stand up to the rigours of the weather.

The high quality effluent produced by this system can be reused saving massive amounts of potable water. Field-testing completed by RA Industries shows that 95% of the original water can be saved each treatment and reused. A Mk1 300 litre Reclaimer can therefore recycle the content of the holding tank 20 times and have 50 litres remaining in the tank. This equates to a saving of approximately 2,500 litres of potable water. If the system is in permanent use in a static situation the holding tank can be regularly topped up and polished to extend water quality and water savings.

The Reclaimer system has been thoroughly tested and confirmed for use by The Queensland Government and separately Sydney Water in conjunction with the Master Painters Association of NSW.

With the **Resene WashWise Reclaimer** taking care of all waterborne paint wash waste, the Resene 'two container' system can be used to take care of the solventborne wash.

Building Contractor: Hawkins Construction
Resene: Haydn George, Canterbury Trade Sales Representative

gracious entrance

Gracefield Living residential community resort in Nayland Road, Nelson is a new concept in living for people aged 55-plus. The resort is designed for people who want to remain independent and in their own homes for longer, while enjoying greater security and a wide range of facilities for recreation and relaxation.

The new development will eventually comprise 171 villas, 70 apartments and an 18-bed residential care facility all set in a gracious, secluded nine-hectare landscape of lawns, boxed hedges and flowering cherry trees.

Accommodation will range from one bedroom apartments of 65 square metres to four bedroom luxury villas of 200 square metres. The first stage comprises 21 villas and 'The Club', the informal centre of **Gracefield Living** with its library, lounge, activity areas, bar and dining space, spas, lap pool and sports greens.

The apartment complex also has a bar, lounge, café/restaurant, gym and cinema. Homes are constructed from a solid wood frame with a **Rockcote EPS40 Cavity Plus** render system applied over Maxim panel finished in **Rockcote Premium** pre-coloured Classico texture finish in a variety of hues including **Resene Triple White Pointer** (grey beige) and **Resene Half Napa** (muted neutral). This system was selected to allow for a better finish for the plastered exterior, provides added insulation and noise reduction, and is complemented by **Resene Waterborne Woodsman** and **Resene Armourcote 510** finishes.



Each architecturally-designed villa offers spacious, elegant accommodation with premium quality fixtures and fittings. Features include fibre optic cable for high-speed internet connection and communication, ensuite bathrooms, walk-in wardrobes, and double garages.

The interior is finished in a full Environmental Choice approved system of **Resene Broadwall 3 in 1** surfacer, sealer and finish coat in a palette of soothing **Resene whites and neutrals**, joined by **Resene Zylone Sheen** waterborne low sheen on broadwall areas and **Resene Lustacryl** semi-gloss waterborne enamel on trim and joinery.

With lifestyle, entertainment and nourishment options all on site, residents will scarcely need to leave their front door to enjoy the best of life.

Building Contractor: Lifecare Solutions Limited, Auckland.

Interior Decorator: Rubix Design, Christchurch

Painting Contractor: Pinnacle Painters

Plastering: Precision Plastering

Resene Representative: Philip Thompson, Nelson/Marlborough Branch Manager



cool tip

Wanting to know which Resene colours are available in the **Resene Cool Colour** technology? Check out the online swatch library at www.resene.co.nz/swatches/index.htm and select the **Cool Colours** option.

As colour charts are updated you will also see a small cc next to colour names – this indicates that those colours can be made using the **Resene Cool Colour** technology.

If you are planning to paint outside, ask Resene staff whether a Resene Cool Colour is suitable for your project.

 Resene Anakiwa



the good wood

 Resene Driftwood

 Resene Kwila

 Resene Earthsong

The new Resene Waterborne Woodsman colour range includes favourites from the previous colour collection combined with new fashion greys in varying strengths and kwila browns, forest greens and new subdued naturals to capture more of the hues of nature and showcase the beauty of timber.

Resene Waterborne Woodsman is an exterior wood stain designed to add colour to new or previously stained timber, while still allowing the natural grain of the timber to show through.

Being waterborne, Resene Waterborne Woodsman has significantly lower volatile organic compounds (VOCs) than the solventborne stains it will often replace, is fast drying and easily cleaned up in water.

The Resene Exterior timber stain colour chart is available from Resene ColorShops or you can order a copy online from the Resene website. The new colours are available as drawdowns and self adhesives from the Resene Drawdown Service, testpots or you can download electronic colour swatches or an AutoCAD colour book from the Resene website.



make ready

 Resene Digeridoo

New to the Resene preparation range is Resene Timber Surface Prep, a low VOC pigmented high build waterborne surfacer for solid timber.

Designed to upgrade and fill surface defects in solid timber substrates prior to application of waterborne finishing systems, Resene Timber Surface Prep is quick and easy to use, with convenient water wash up.

See Data Sheet D814 available from Resene representatives or the Resene website for details.

blazing trails

sustainable
BUSINESS NETWORK

In recognition of Resene's continued focus on sustainability, Resene received the Trailblazer – Large & Corporate Business Award at the NZIA Sustainable Business Network National Awards.

This award recognises Resene as a business who has sustainability as a strategic part of their business operations, products and services and is a business innovator and leader positioned to maintain market advantages while providing ecological, social and financial dividends.



For Resene, our sustainability journey started in the 1950s with the introduction of the first waterbased paint in Australasia, long before 'sustainability' was even talked about. And like any good journey, with your help and encouragement we continue to build on our efforts and traditions.

right read times nine

Issue 9 of Habitat magazine, coloured by Resene, is out now. This 'dare to be different' issue focuses on homes that are a little out of the ordinary. Clever, innovative and some just plain wacky ideas fill the pages. Thrown into the mix are colours trends for 2009, beachy blues, renovating kitchens and bathrooms plus much, much more. See your local Resene ColorShop for your copy or email update@resene.co.nz to request a copy while stocks last.



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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Let's not throw the baby out with the bathwater

By FPB national professional education manager Jamie Fear

The former Government's proposed restrictions on water flow generated a flood of responses recently.

It proposed draft alterations to the Building Code, restricting flow rates to showers in new homes of more than 150 sq m and renovated bathrooms. In the face of mounting public pressure, Building and Construction Minister Shane Jones said the Government of the time would rethink imposing a restriction on water flow rates of six litres per minute.

However, there is much more at stake here than just shower pressure. Sustainable solutions need to look at the whole picture and address issues on a long-term basis. When examining water conservation we need to acknowledge that alongside the issue of the quantity of water we use in our homes, we also need to look at the amount of energy used to heat water, and the quality of the water we use.

The enthusiasm with which the public has defended its right to a long, hot shower shows that solutions to issues such as water conservation need to balance environmental objectives with lifestyle.

While some commentators have claimed they can quite happily live with a flow rate of six litres per minute, many would find this unsatisfactory.

A six litre per minute restriction may see people use just as much, if not more, water by taking longer showers — but shower quality would be reduced significantly.

Compulsory rating scheme

A more effective approach to regulation would be to compulsorily introduce the Water Efficiency Labelling and Standards (WELS) rating scheme as used in Australia. Similar to the Energy Star mark given to appliances in New Zealand, the WELS scheme would enable home owners to compare the water efficiency of different products such as showers, taps, toilets, dishwashers and washing machines.

The WELS label looks very similar to the Energy Star labels and clearly displays an efficiency rating out of six and a water consumption measurement.

For home owners, this scheme provides a much greater incentive to save water as they are able to actively choose products that will save money in energy and water bills.

The introduction of a WELS ratings scheme would complement the (voluntary) Home Energy Ratings Scheme (HERS) which provides home owners with the means to assess the energy efficiency of their home, encompassing the building itself and its room and water heating systems.

Like Energy Star labelling, the energy rating scheme will raise public awareness of

Continued page 34

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Classic weathertightness design

Flashman Flashing Systems Ltd marketing manager Mike Anticich explains 'The 4 Ds'

In 2004 I was privileged to be shown around several multi-storey leaky apartment blocks in Vancouver, Canada, which were being remediated.

The purpose of the visit was to see first hand how the Canadians were handling the leaky building syndrome since they had already amassed 10 years' experience in repairing leaky buildings.

A highlight of the trip was meeting with the man who coined the phrase "The 4 Ds" — Vancouver architect Don Hazeldean.

Personally, I find it very helpful to package a concept in a single word or a mnemonic such as the 4 Ds because I find it significantly aids memory and prompts a quick recall of important principles via a bite-sized piece of information.

The 4 Ds stand for Deflection, Drainage, Drying and Durability. However, there are still daily breaches of these basic flashing rules that lead to massive costs

and huge liability for builders.

I am not at all convinced that builders are aware of their liability when flashings are improperly installed or not installed at all, and which cause a building to leak.

To me the first item, Deflection, is the most important. If the water is largely deflected then the Drainage and Drying aspects are pretty much taken care of.

If the water can be kept out in the first instance then there is nothing to drain or to dry. Basic!

If this is the case, then it is paramount that proper defective flashings are fitted in the first place to minimise the water that can get in and allow easy paths for any water to get out.

The 4 Ds principle is not something recently discovered. If you look at any old masonry or even large good quality public timber buildings you will observe how the windows and doors are set well back from the exterior wall.

And there is at least one, but often several, drip edges

that slow the rate of water being blown back to the window or door opening.

In the past I considered this carved stonework or detailed brickwork above windows and doors as purely decorative. That is not its primary purpose!

The decorative detail serves a very important functional purpose. These windows don't leak. They do this without air seals, flashing tapes, cavities or BRANZ appraisals.

How come? The builders and designers understood basic flashing design. So should we.

• To read the full transcript of this article, including a run down on each of "The 4 Ds", go to:

www.buildingtoday.co.nz/NewsItem.aspx?id=111

• For more info: Ph Mike Anticich, 03 327 2272



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dream a little



Steel frames: Cost-effective, durable, safe

By Jenny Baker

There is more to a steel-framed home than meets the eye.

Good workmanship will always achieve a quality building. But all else being equal, National Association of Steel-Framed Housing (NASH) general manager Carl Davies says, a steel frame offers the builder and the home owner certain advantages unique to steel's structural qualities.

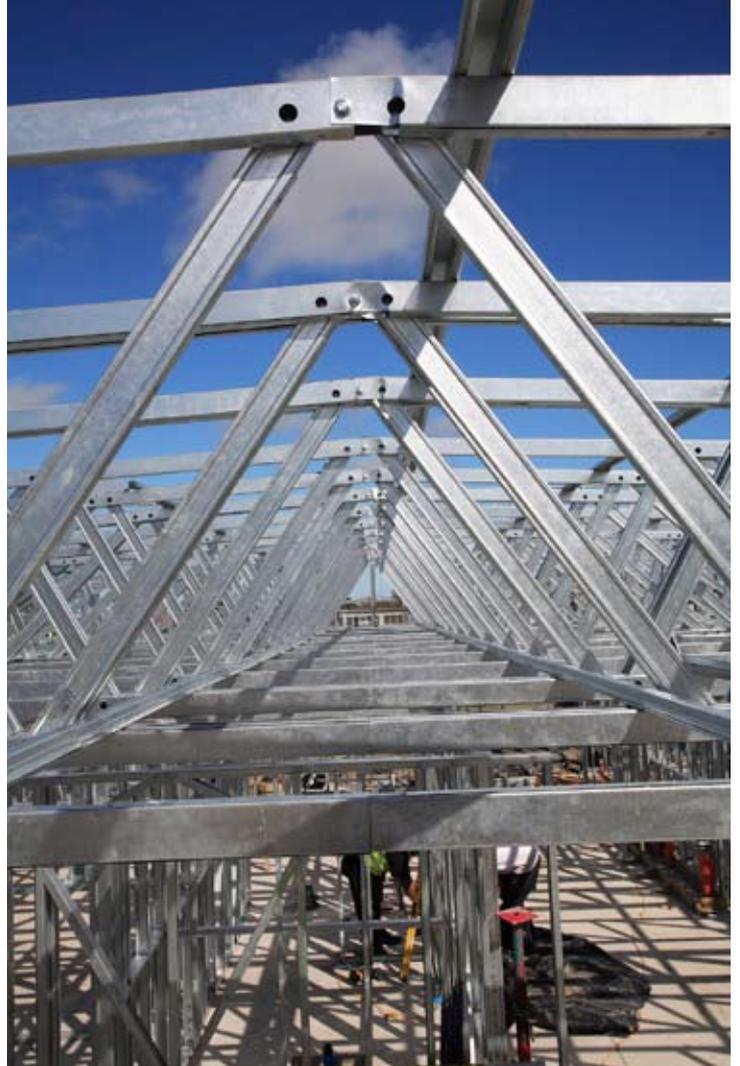
"The frame typically represents about 10% of the completed building cost and, as it dictates the quality of final product, it's important to get it right," Mr Davies says.

"The most important advantage of a steel frame is it starts out true and it stays true — which has huge implications for the structure's quality of life.

"In addition, it's a proven option for future proofing a house and limiting its environmental footprint to a minimum," he says.

NASH represents the interests of suppliers to, practitioners in, and customers of the light structural steel framing industry in New Zealand.

Mr Davies explains that modern steel frames consist of light, strong, cold-formed galvanised steel channel sections to make up the house's structural form. The



Using steel framing gives a designer a lot of freedom to achieve optimum results. This image shows detail of a small commercial building. Image supplied by NASH

sections are designed and produced using computer-aided manufacturing techniques, and can be assembled to very tight tolerances.

Most framing panels are pre-assembled in the factory and then erected on site using self-drilling screws. Holes to allow for plumbing and electrical wiring are pre-punched at the factory and fitted with plastic grommets to prevent damage to pipes and wiring.

Davies says this means the frame is easy and fast to install, and cuts time, labour requirements and job site waste, and their associated costs, for the builder. Steel waste does not contribute to landfill, as steel is 100% recyclable.

The frame's consistent quality also minimises nuisance defects. This saves the builder call back costs and lowers long-term maintenance costs for the home owner.

It is a safe and healthy building option. A steel frame resists earthquakes well. It conducts lightning energy straight to the ground rather than releasing it destructively within the frame. It resists fire as it does not burn.

Vermin or insects cannot damage it, it does not absorb moisture and will not rot or grow mould and mildew. Mr Davies says health experts consider the frame members non-allergenic, and steel frames have been used to achieve well-sealed allergen and dust-free interiors.

Steel frames comply with the New Zealand Building Code requirements, and frames made from AXXIS steel manufactured by New Zealand Steel have a 50-year durability statement when installed to specification.

In association with New Zealand Steel, NASH participated in the 2008 CMS Future Proof Building roadshows in main centres throughout New Zealand recently.

Mr Davies says the shows proved "extremely popular with builders, architects and regional authorities".

• For more info: Ph NASH, 09 262 1625



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Gateway package connects future apprentices

The Gateway programme is a government-funded work placement initiative for secondary school students, designed to strengthen the pathway from school into the workplace.

Year 11 to 13 students can take part in the Gateway programme, gaining new skills and knowledge through work experience in their local community.

The BCITO has developed a Carpentry Gateway Package for the programme, tailor-made for students interested in entering a career in construction. The package simulates, at school level, what actually happens when someone enters into an apprenticeship.

The Gateway programme, which the Tertiary Education Commission funds, provides employers in the industry with the opportunity to meet a potential source of new apprentices.

Offering part-time workplace experience and learning to students through the Gateway programme also allows employers to "evaluate" potential new employees to see whether they will fit into their team, in terms of their ability and attitude.

It is also a great chance to learn more about how the BCITO apprenticeship system works.

How the Gateway programme works

Students work on-site for one to two days a week during the school term and are equipped by their school with the resources they need (such as a basic tool kit and the theory and practical learning assessment package).

The school is responsible for the student's health and safety, and must provide them with a kit of personal protective equipment (PPE) that they will need when working on-site.

The BCITO Carpentry Gateway package includes theory learning and practical application. The theory learning is done in the classroom and is supported by the on-site work experience.

The theory elements of the package are actual unit standards taken from the National Certificate in Carpentry, meaning students doing the package can get a head start on their apprenticeship.

Student mentoring

A Gateway employer is required to mentor the student, provide the necessary practical experience as laid out



in the package, and review and verify the entries they keep in their Record of Work.

Carpentry Gateway package students are offered the option of signing into a BCITO training agreement which means they will be treated much like a standard apprentice by the BCITO.

Monitoring and setting objectives

A BCITO training advisor will visit the Gateway student and employer up to three times a year, set objectives and monitor the student's progress as they work towards their goals.

The Gateway programme is offered by around 340 secondary schools in New Zealand. The BCITO is able to put employers in touch with schools that need them to offer work placement.

To learn more about the programme and the BCITO Carpentry Gateway package contact your local BCITO office on 0800 422 486 or visit www.bcito.org.nz.

Right: BCITO carpentry apprentice James Hansen got a head start on his qualification with the BCITO Carpentry Gateway package.

• For more info: Ph BCITO, 0800 422 486



On the web:
www.bcito.org.nz



The curved double glazed green windows challenge

Window and door joiners AliWays travelled a new learning path when they installed curved windows for a house with a stunning view over Lake Taupo.

Architectural designer James Thomson, of JT Design, specified precision curved windows to capitalise on the premier location to fully capture the lake and mountains of the Central North Island.

The house was built in a Zone 3 area where Energy Efficiency was introduced in 2007. To achieve its thermal performance, this house used double glazing throughout. However, to complicate matters, several of the windows are curved double glazed units.

To achieve a successful result, templates were provided to the glass supplier, Glasshape, and the aluminium extrusion curver, Fabtech. The first lesson learnt was that the double glazed curves were never going to bend to suite the extrusion, so the curved extrusion had to be perfectly curved to the agreed radius. No margin for error here!

AliWays had to overcome the technical difficulties of

coupling curves to flat faced sidelights at the interface. AliWays owner Mark Stringfellow performed all sorts of calculations based on dissecting angles, but conceded that the best result was achieved through the sheer skill and great eye of one of the guys on the factory floor.

Double glazed curved windows are a marriage between the house, the aluminium frame fitted to the house and the glass fitted to the aluminium frame.

The concrete rebates — top and bottom — provided by builder Penny Homes had to be of a constant radius throughout and vertically aligned top and bottom throughout the curve, while the curved aluminium and glass also needed to be absolute to the agreed radius.

The whole radius puzzle was a bit of a mind bender for AliWays and Penny Homes due to radius changes between the inside of the reveal, the upstand on the window frame and the position of the double glazed bead.

Installation also had its own difficulties. For those who have squeezed a standard flat window or door up the side of a house between the scaffolding and the house

framing, give a thought to doing the same with a curved window.

Each curved double glazed unit weighed more than 100kg, and had to be lifted by six men with strops, as standard glass suckers are useless for gripping on to curved glass.

The tolerances were minimal so, despite a high degree of care in the manufacturing, problems were encountered in fitting the double-glazed bead and wedging.

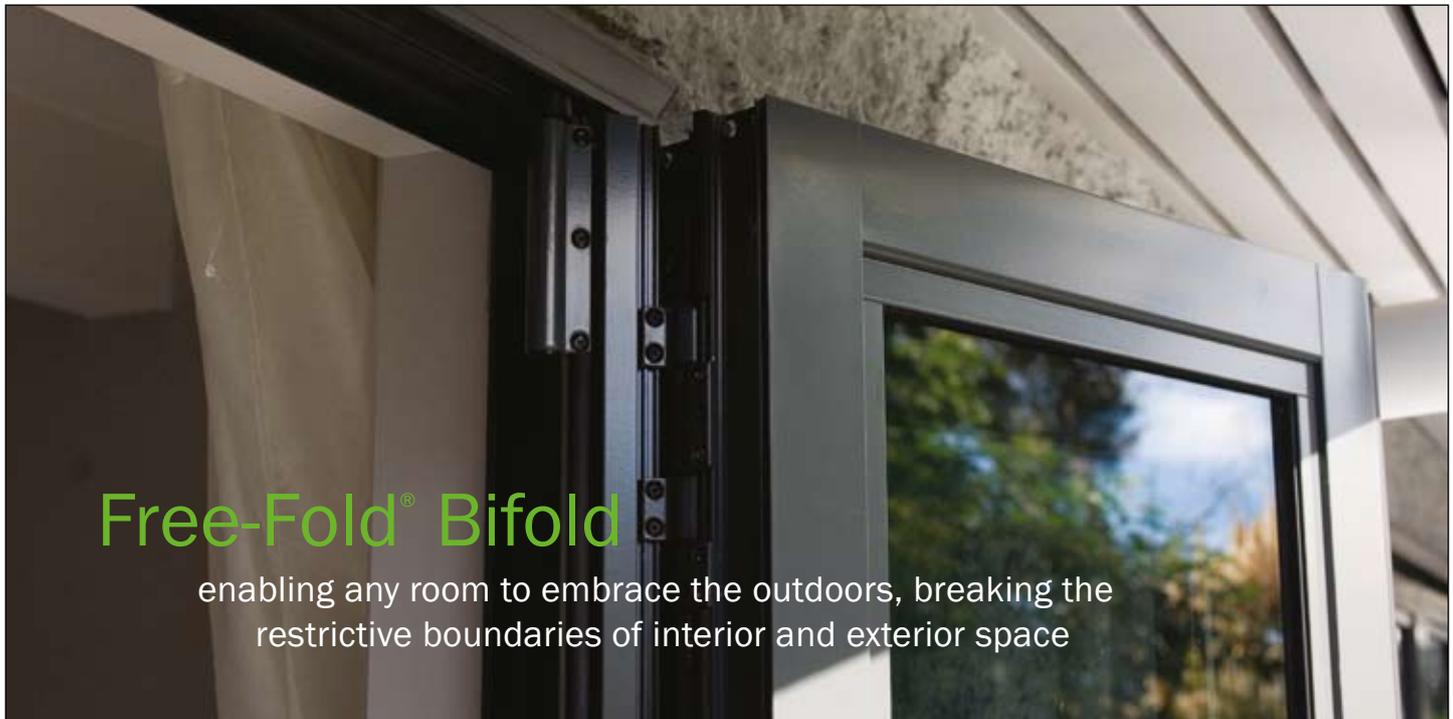
Mr Stringfellow maintains the only reason they got there in the end was the positive attitude of the Metro glaziers.

Penny Homes and AliWays have achieved their own curve during the building of this home — a huge learning curve — and must now be the acknowledged Taupo experts at building and installing double glazed curved windows!

• For more info: **Ph Aluminium Systems Ltd,**
09 574 2900



On the web: www.aslnz.co.nz



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• ITW Australia Pty Ltd and ITW New Zealand Ltd have acquired the business operations of Databuild in Australia and New Zealand.

ITW is a leading provider of construction

products worldwide, with brands such as Paslode, Ramset, Buildex, Reid and Pryda.

The parent organisation, Illinois Tool Works Inc, is a global manufacturer of highly engineered products and specialty systems, with 825 operations in 52 countries.

Databuild staff and services will remain the same, and the company looks forward to continuing to provide the construction industry with software built to meet builders' needs now and well into the future.

• For more info: Ph Databuild, 0800 080 009



On the web:

www.databuild.co.nz

Don't throw the baby out with the bathwater

From page 27

home energy efficiency and allow home owners to make more informed choices about their energy consumption.

One issue that home owners particularly need to be made aware of is that heating the water in the household's hot-water cylinder contributes up to 40%

of a home's monthly power bill.

This inefficiency can be easily redressed by installing a hot-water heat pump, a solar heating system or at the very least, by installing a good-quality, well-insulated hot-water cylinder.

While many home owners may be deterred by the costs of such solutions, in the long term they stand to benefit from significant power savings.

In the case of solar water heating for example, an average householder could save between \$350 and \$450 a year at current electricity prices, and the cost of

installation may be offset by \$1000 under the current Energy Efficiency and Conservation Authority subsidy scheme.

While excessive regulation is not the answer to the environment issues we face, educating consumers and providing them with tools to assess the health, efficiency and sustainability of their homes is the key to enacting changes for the better.

• For more info: Ph CMS Group, 0508 FUTURE



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Let's build it together!

They say Rome wasn't built in a day but it's amazing what a determined community can do when it bands together for charity.

In just six days a committed team of volunteers in Hawke's Bay worked through all weather conditions to successfully construct a respite house, six chalets, an office/family support centre and a double garage, together with car parks, paths and landscaping, all close to the local hospital.

The idea became possible thanks to a group of Hawke's Bay truckies who decided to raise funds for child cancer sufferers and their families.

Their first fundraising event was in 1992 when then joined in a national "Ride in a Truck Day". Since then the Trucking for Hawke's Bay Child Cancer Charitable Trust has raised more than \$165,000 for the area's Child Cancer Foundation (CCF).

And with the number one priority on the CCF's wish list being to create a family support centre close to the hospital, they were quick to rise to the challenge.

Nearly 400 volunteers were involved in the project, including celebrities Cocksy, TV3's *Money Man* Brendon Johnson, Buck Shelford and Greer Robson.

The frames for the new facilities — which are for the use of families of children suffering from any illness, not just cancer — were prefabricated at Carters, with the joinery already on site at the start of the project and concrete foundations already in place.

When drivers' charity trustee Selwyn Hawthorne contacted Carters Napier with the idea of a celebrity charity build-off, branch manager Peter Edwards was only too willing to work with him to co-ordinate the project.

Having overseen the construction of a three-bedroom home in less than four days during last year's Carters Cranford Hospice House Challenge, Mr Edwards already had a taste of what was involved.

"I approached Certified Builders and Registered Master Builders who contacted their members to get involved. We also built up links with the rest of the trade and got involvement from other suppliers too," Mr Edwards says.

"The connection between Certified and Master Builders was phenomenal. Everyone involved pulled out all the stops to create something amazing.

"People worked for as long as it took to finish their job.



Some people came along intending to help for a day or two but ended up staying from the moment the project started at 6am on the Monday morning, throughout the whole project.

"It was an awesome response, especially in difficult economic times."

The \$1.8 million project was also made possible by some amazing donations, and huge support from other generous businesses and organisations, including the local Ngati Kahungunu Iwi, Hawke's Bay Contractors Federation, Hirepool and a number of trusts.

"Peter is a miracle worker to make all this come together," Mr Hawthorne says. "It's unfathomable the

amount Carters have donated or been responsible for having been donated."

Carters would like to thank all suppliers who were involved and who donated product, including Marley, GIB, CHH Woodproducts, Pink Batts, Clearlite, Homotech, Norman Ellison, Watty, CBANZ, RMBF, BCITO and James Hardie.

Carters also congratulates Peter and the Carters branches in the Hawke's Bay for doing a great job for a good cause! Well done!

• For more info: Ph Carters, 09 272 7200

 On the web:
www.littlelms.co.nz

www.buildingtoday.co.nz

Jerusalem's Wall of Tears

Dr Kerry Rodgers ruminates upon the world's most contentious retaining wall.

Forty-one years ago the Israeli army occupied Jerusalem. For the first time in nearly two millennia the city was united and back in Jewish hands.

One iconic photo marks this historic occasion — three exhausted Israeli paratroopers standing in awe alongside the Western Wall, known in popular parlance as the Wailing Wall.

For all Jews the Western Wall, or Kotel in the Old City of Jerusalem, has become a most sacred site. It is a surviving remnant of the Second Temple.

For centuries it has provided the closest accessible site to the Holy of Holies, the Even ha-shetiya or Foundation Stone, the rocky outcrop where once the Ark of the Covenant stood.

The stone now lies beneath the Muslim's Dome of the Rock on Temple Mount, with access prohibited to Jews.

It all began three millennia ago when King Solomon raised his Temple on the Mount. This building stood until 586BC when it was destroyed by the Babylonians.

A second temple was built 70 years later. It continued until given a massive makeover about 19BC by Herod the Great. This included artificially expanding the summit area



Worshippers at the Western Wall today. Note the partition separating the men to the left and the women to the right.

by constructing a large platform that was supported by massive retaining walls. It is one of these perimeter supports that comprises the Western Wall today.

In 70AD Herod's revamped temple was razed by the Romans, along with the rest of Jerusalem. Six hundred years later the location was in Muslim hands and the gold-clad Dome of the Rock had been built over the site.

However, the Western Wall had survived and when Ottoman Sultan, Selim I, arrived in 1517 he found it buried beneath rubble. He ordered it exhumed and doused the remains with rosewater.



The Western Wall and worshippers today.

For Muslims the site is "El-Buraq", the place where Muhammad tied up his winged horse that he had brought from Mecca. He entered a cave on Temple Mount to meet with the other prophets, including Moses, Jesus and Elijah.

Today some 490m of wall remains on the western flank of Temple Mount. Most is hidden behind residences. One 57m-long section faces an open plaza and is used for prayer.

Believers wedge petitions in cracks between the stones and, for those distant from Jerusalem, at least one IT service provider lays on an e-mail/fax service to which supplicants can send notes to be placed in the Wall.

The exposed section is 19m high and extends a similar amount below the ground. It consists of 45 stone courses, 28 above ground and 17 below. The first seven visible layers date from Herod's renovations, and contain stones commonly from two to eight tonnes in weight.

The upper 10m of the wall was originally 1m thick and provided a double colonnade for the platform above.

Large stones have been employed throughout the buried courses, with one in the northern end being an incredible 13.6m long and estimated to weigh at least 570 tonnes.

Upper courses have been added to the wall in later periods, including 14 during the Ottoman occupation in 1866 at the request of Sir Moses Montefiore, "for shade and protection from the rain for all who come to pray by the holy remnant of our Temple". The three top-most layers were placed by the Mufti of Jerusalem prior to 1967.

The Western Wall became a major prayer site for Jews about 700 years ago when Jewish settlement recommenced in and around Jerusalem. The area west of the Temple Mount was deserted, and Jews looking for a quiet place to pray close to Temple Mount found the Western Wall.

Of itself, the Wall held little religious significance but its cultural importance has grown immeasurably since.

For hundreds of years, access to the Wall was at the whim of the latest conqueror and occupier of Jerusalem. On occasions this was forthcoming. At other times worship was actively discouraged.

Unsuccessful attempts were made by wealthy Jews to purchase the Wall and adjacent land, including one by Baron Rothschild in the 1880s.

Nothing had been resolved when General Allenby captured Jerusalem in December 1917. The British now found themselves squarely in the middle of a bitter dispute between Jews and Arabs, with the wall providing a focal point to express their mutual discontent.

Bloody riots erupted in 1929 when Muslims demanded that seats placed at the Wall for elderly Jews be removed, along with the screen that separates male from female devotees.

In the 1948 Arab-Israeli War, the Old City, together with its Wall, was captured by Jordan. They held it until day two of the Six Day War when, for the first time since 70AD, it was restored to Israeli hands.

Buildings along its length were demolished, and the tiny plaza that had fronted the wall pre-1967 began its expansion to the 20,000 sq m it occupies today.

In 1968 cleaning and clearing of the area revealed an entrance to a 488m-long tunnel. Inside was one of the gates that used to lead to the Temple.

It is now blocked but, as Jews may not set foot upon Temple Mount, this gate provides the closest point Jewish worshippers can come to their Holy of the Holies.

And there's more! Try experiencing the wall live on-line at www.aish.com/wallcam.



Limitation – leaky home owner left without a claim

Tim Bates and Francesca Collins of Auckland law firm Legal Vision explore Justice Duffy's discussion of a case where the owners of a leaky home were left with no recourse.



The recent High Court decision of Associate Judge Doogue in *Lawrence Bunting & Sara-Jane Gardner v Auckland City Council* found the owners of a leaky home were left with no recourse.

Their claim under the Weathertight Homes Resolution Service (WHRS) was deemed ineligible and their subsequent civil proceedings lodged in the High Court were struck out on the ground that it was time barred.

The applicants then sought a judicial review solely on the question of whether or not the Associate Judge erred in law when he ruled the proceedings were commenced out of time.

Facts

By way of background, Bunting & Gardner (the applicants) are the owners of a townhouse in Orakei, Auckland, which was constructed for them between September 1994 and August 1995.

During this time the respondent, the Auckland City Council, carried out various inspections of the dwelling pursuant to its statutory duty. The respondent issued a final code of compliance certificate on 4 October 1996.

The townhouse was found to suffer from a number of

leaks in early 2005 and, after initial remedial works failed, the applicants filed an application to the WHRS on 13 June 2006.

An assessor's report, dated 11 August 2006, confirmed that the claim met the criteria set out in s 7(2) of the WHRS Act 2002 ("the Act").

However, on 18 October 2006, the applicants were advised their claim under s 7 of the Act was, in fact, ineligible as they had filed their application more than 10 years after the townhouse was built.

The applicants then commenced the civil proceedings in question in the High Court on or about 27 April 2007.

Both parties agreed that for the applicants to have a valid claim, the civil proceedings had to have been issued no later than 10 years from the date the respondent issued the code compliance certificate, as in accordance with s 393 of the Building Act 2004.

The pivotal question then became, on what date were proceedings issued?

Applicants' argument

The applicants argued that the struck out proceeding was not time barred, as was ruled by the Associate Judge in the initial hearing of the matter, because section 55 (1) of the Act deemed that proceedings are filed on the day the application is made to the WHRS.

The applicants contend then that their proceedings were filed on or about 13 June 2006 when they first applied for a WHRS assessor's report.

They argued their interpretation of section 55 (1) was correct, and their claim was validated because for the purposes of the Limitation Act 1950, and any other provision that imposes a limitation period, the making of an application under s 9 (1) is deemed to be the filing of proceedings in a court.

Respondent's argument

Conversely, the respondent argued that the application under the Act was extinguished when the claim was determined to be ineligible by the WHRS as it was made 10 years after the townhouse was built, and that any subsequent claim or proceeding must qualify on its own account under any relevant limitation period.

The respondent contended that the applicable dates in this case were 4 October 1996 when it issued the code of compliance certificate, and 27 April 2007 when the applicants commenced the High Court proceedings.

On the basis of these dates the respondent argued that

the applicants had not filed their proceedings within the 10-year limitation period stipulated in s 393 of the Building Act 2004, and the Associate Judge was correct in striking the original applications out.

Judicial decision

Justice Duffy dismissed the application to review Associate Judge Doogue's decision, affirming that the correct position had been taken from the outset.

The applicants' section 55 (1) argument was rejected on the basis that the intent of the section is to deem the application that has been filed to be a proceeding for the purpose of the Act, thereby avoiding any limitation problems should that application later be transferred to a court.

The applicants could not succeed as their application was ineligible under the Act. Justice Duffy opined:

"Once a claim is found to be ineligible, it is excluded from the scope of the WHRS Act and, consequently, all the provisions of the Act cease to apply to such an application.

"It follows that the struck out proceeding cannot be deemed to have been filed on 13 June 2006 and, therefore, to be within the limitation period. The Associate Judge was right to strike it out."

Conclusion

The real obstacle that the applicants faced in this case was that their initial WHRS claim was ineligible, and their attempts to continue to rely on the date they filed that WHRS application when commencing separate civil proceedings in the High Court was always going to fail.

While it might seem like a harsh decision — with the aggrieved applicants left to face potentially a \$300,000 bill for the cost of rectifying the defects and damages to their leaky home — it certainly serves as a timely reminder that the courts are strict in adhering to statutory limitations, and proceedings should be filed sooner rather than later when a statutory deadline is approaching.

This decision leaves uncertain whether the lodging of the claim in the WHRS would have been sufficient to stop the limitation period running if the claim was still eligible in the WHRS.

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



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The result of *Building Today's* October/November online poll was almost identical to the June/July one that found that 91% of respondents indicated that they would be voting for a change of Government. This time 90% indicated they would be voting for a change of Government leading up to election day.

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