



# building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

## Is NZ heading for a housing shortage crisis?

RMBF Conference  
2009: Story and pics



buildnz | 09

28-30 June 2009

ASB Showgrounds, Greenlane, Auckland



# While others dream, the builder gets his hands dirty

The construction industry is facing a sharp downturn. During tough times, it pays to step out of your comfort zone, find new ways to do things, and form useful new business relationships. That's where **buildnz 09** comes in.

Over the years, buildnz has built a solid reputation for bringing building professionals and construction industry innovators together to share ideas, showcase the latest products, and make mutually beneficial connections. This year, attending buildnz is more vital than ever to safeguard your business as the recession starts to bite. If you've never been, now is the time to do it.

This is about your business future. Don't delay – to pre-register free go to **www.buildnz.com** or call **0900 39767\*** now.

BUILDNZ IS PART OF:

A DMG WORLD MEDIA EVENT

ENDORSED BY:

OFFICIAL PUBLICATION:

FOR MORE INFORMATION VISIT:

\*Calls cost \$2.95

buildnz | designex | 09

dmg world media

BRANZ

my

CB

NEW ZEALAND INSTITUTE OF ARCHITECTS

REGISTERED BUILDING PRACTICE

Info-Link

www.buildnz.com

# inside this issue

## RMBF News 4-12

RMBF Conference 2009 — one of the best!

## Industry News 14-18

Housing shortage looms large; Energy Efficiency Awards

## Opinion 19

Product standards

## Steel 20-23

Steel framed housing an emerging market

## Future Proof Building 24

Life Cycle Costing

## Products 26

Job management and quote gathering software; New solar panel technology

## BCITO News 27

Skills brokers highlight the value of training

## Columnists 28-30

Dunedin's Carnegie Centre; Payment claims under the CCA

# building today

The Government's efforts last year to once and for all cool the construction industry's housing boom now look to have appeared a little over-zealous.

Combined with the global economic recession, housing consent figures have fallen dramatically, accentuating the industry's predictable boom and bust cycle.

*Building Today* brings together the opinions of housing industry spokespeople and others to find out whether the country is now heading for a housing shortage crisis.

Also in this issue is a run-down on the RMBF's annual conference held in Blenheim. By all accounts, it did not disappoint, and the Federation looks forward to next year's event to be hosted by the Hawkes Bay Association.

**Andrew Darlington**  
Editor



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

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

# chief's chat

by ceo warwick quinn

## Conference deemed 'one of the best'

**W**ell, the annual conference in Blenheim was my first, and it certainly lived up to the high expectations that were anticipated.

There is an article in this issue of *Building Today* that summarises the event, so all I will say is that it was one of the best conferences I have attended in all the years I have been frequenting such things.

I urge as many of you as possible to attend in the Hawkes Bay next year. Well done to the Marlborough/Nelson Associations — you have done yourself proud and set a high standard for others to emulate.

On a special note I want to acknowledge the awards presented at the conference. Meritorious Service awards went to Brian Nightingale, Peter Robson and Rolly Adams for their contribution to Master Builders and the construction industry over many years.



They were all humble recipients but extremely deserving, and it was a pleasure to acknowledge their work in this way.

Jamie O'Leary was awarded the very prestigious Life Membership award for what has been a selfless, sustained contribution over his entire working career.

Life Memberships are rare awards in any organisation, but Jamie is an outstanding example of the sort of prolonged and dedicated service that we all benefit

from, that requires recognition. Well done Jamie, you deserve it.

This year's House of the Year is progressing well. We have received nigh on 550 entries this year which is outstanding, given the tough economic times we are in.

I know from my years as a practising public valuer and as valuer-general that quality properties always perform better, particularly in depressed markets where competition is fierce.

The House of the Year competition is an opportunity to showcase the quality of your brand and product, both locally and nationally, and set yourself apart from the rest.

I am looking forward to seeing the House of the Year programme on TV next month. We will be running four one-hour shows in total on Prime, along with 100 vignettes over the year. I understand from our producers the quality is outstanding.

I would recommend to all of you to leverage off this as much as possible when seeking work by reinforcing the RMBF brand as showcased by the competition and backed up by our Master Build Guarantee.

Someone famous once said: "Quality is remembered, long after the price is forgotten" — or words to that effect. It is so true.

And quality is remembered by the brand. We have a very strong brand, and it is there for you to use to the best of your advantage.

**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: Hellen Overend 06 844 7339

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

Southland: Jenny Pascoe 0274 328 065  
Taranaki: Gary Lord 027 448 2332  
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 Bringsans: 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, Ashburton, Otago, Gore, Southland, 0274 357 397  
Peter Winchester: Nelson, Marlborough, Westland, Canterbury, 0274 722 226

# Everything to gain and nothing to lose

**P**eter Robson knows apprentices. The owner and general manager of Wood Robson Ltd says he's had more than 50 join his team over the years.

But Mathew Ball was the first to enter the Registered Master Builders Carters Apprentice of the Year, and the first to win locally and compete in the 2008 national competition.

Peter was introduced to Matt in 2004 when he approached Wood and Robson Ltd hoping for work experience.

Mathew, who was finishing his secondary school education at the time, was also under way with his first Building Construction Industry Training Organisation (BCITO) modules, and displayed enough potential for Peter to offer him an apprenticeship at the end of the year.

Peter says one of the great things about having Matt on his team was the quality of work he was quickly able to produce.

"There is only a short amount of time when these guys don't produce a great deal. Within a year they are really valuable to the team, and at three to four years they are almost close to being full tradesmen."

The current industry intelligence apprentices can bring to a business is another reason Peter believes apprentices are a valuable part of a building company.

"Given the opportunity, apprentices can actually upskill existing team members. New guys coming into the industry are learning the current technical requirements for new and existing products.



Central North Island 2008 winner Mathew Ball (right) with his employer Peter Robson.

"This information is top-of-mind to them which means they pick up on things that other builders who have been working for some time may miss or not be aware of."

Mathew, 22, entered the 2008 Apprentice of the Year to see how his skills compared to those of his peers, something Peter thinks is both commendable and courageous.

"Just entering the competition says a lot about you. It says you are brave enough to be judged and that you are striving to be great," he says.

Entering the Apprentice of the Year is a challenge Mr Robson highly recommends to all apprentices,

following Mathew's experience.

"The whole process was an incredibly rewarding experience for us and him. Matt was clearly rapt to take out the local title, and told us judging had been straightforward and not at all daunting," Peter says.

From our perspective we noticed a huge change in Mathew. There was clearly a lot of personal growth and a distinct change in how he approached his work."

Mathew's development over his time with Wood and Robson is something Peter is extremely proud of, and confirms why he continues to introduce young builders to his team.

"You only reap what you sow, and I'm really passionate about upskilling the workforce as a whole. Further to that, with apprentices, you train them from the very beginning, which means your company's methods and culture is first nature to them.

"Lastly there is no doubt it is rewarding — clearly it has been for me!"

Entries for the 2009 Apprentice of the Year are open until 31 July. For further information, or to download an entry form, go to [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz), [www.bcito.org.nz](http://www.bcito.org.nz) or [www.carters.co.nz](http://www.carters.co.nz).

Entry forms can also be collected from Carters stores nationwide.

**Add value and get more exposure for your products and services!**

**Advertise in Building Today and receive online space and live links on our web site — FREE OF CHARGE!**

**See inside back page for more details and call Mike Rynne on 09 426 2436**

**[www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)**

# A good word for the banks!

By RMBF president

Brent Mettrick

I never thought I would say this — the banks have saved our industry's bacon!

Last week I was in Florida at a conference on builder management. The situation over there is dire.

It brought home to me the importance of the rigor that our banks (which, incidentally are four of the world's top 20 banks) have placed on local businesses and, in particular, the construction industry.

Had these measures — sometimes perceived as draconian — not taken place I have no doubt New Zealand would be smothered by a gross over-supply of homes, and we would not have a collective optimistic bone left in our industry's body.

In New Zealand we have dropped to about 45% from our peak. In comparison, the United States building industry peaked at 2 million homes a year. This year they are predicted to build just 340,000 homes, some



17% of what they were doing.

This is further pronounced in over-supplied areas such as Florida, coming off a peak of just under 30,000 homes to just 150 homes per month.

You do the math. In other words, there are areas in the States that have been decimated.

There was one builder who owed more than \$7 million in one development who just stopped payments. He then waited for seven months before the bank called.

I am sure the wait in New Zealand would be only days or even hours. It is this type of efficiency that has saved our bacon, otherwise the public purses would have been called upon, and the losses would have

been unthinkable.

Apparently the most popular builder education courses in the US revolve around how to liquidate your company for another day.

We may think it's tough out there in the market and we may be unsure that the market is coming to a positive position but we, as a country, are in a much better position than many.

## RMBF Conference

I will take this opportunity to thank all those who attended the conference for their support and kind words.

The conference has changed markedly since I first started attending. It is now a lot more relevant to today's industry needs and should be supported by many more than attended.

In saying that, it was also a lot of fun, and those of us who were there are more than a bit worried about how Ginette McDonald could possibly know what we get up to at shower time! I would like to especially thank the sponsors for their support through this tight time.

## Building in the country?

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

**PHONE**  
**0800 48 48 49**

[office@oasisclearwater.co.nz](mailto:office@oasisclearwater.co.nz)

## KEEP YOUR PART OF THE WORLD GREEN

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

### HERE'S WHY:

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

**FREE on-site evaluation and quotations**



**Oasis Clearwater**  
ENVIRONMENTAL SYSTEMS  
WASTE WATER TREATMENT ENGINEERS • PRECAST CONCRETE PRODUCTION  
[www.oasisclearwater.co.nz](http://www.oasisclearwater.co.nz)

## Improved consumer protection needed

**R**egistered Master Builders share Minister for Building and Construction Maurice Williamson's view on a need for greater consumer protection on building and housing projects.

Speaking at the Registered Master Builders Federation conference in Blenheim recently, the Minister said the Government is looking for a system that will provide warranty-type products to consumers to ensure a transparent resolution for all parties involved in a building project should something go wrong.

Registered Master Builders Federation chief executive Warwick Quinn agrees this is necessary for the industry.

"We have had a product in the market with our Master Build Guarantee for 19 years that does exactly this for our members' clients. We look forward to more details on the Government's plans on how this will work," Mr Quinn says.

### Speedy resolution

The Minister also said he was looking for a speedy resolution of the weathertightness issue that has been plaguing the industry and country for too long.

Mr Quinn says builders and consumers have had enough of the lack of action with the current system.

### High time Government stepped in

"We feel that it's high time the Government stepped in and helped bring it to an end. New Zealanders, including home owners and builders, deserve a solution, not more litigation," he says.

RMBF president Brent Mettrick also agreed with the Minister's call for a reduction of the bureaucracy and red tape that has been weighing down the building industry and, consequently, increasing costs.

# Builders gain the edge competing in NZ's premier building awards

**B**uilders from around New Zealand are set to compete in the country's premier building awards programme — the Registered Master Builders 2009 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

Despite the difficult times for the sector, a total of 548 entries in the competition nationwide has pleased organisers, and indicated its importance to builders.

Commercial entries this year reflect the strength of the commercial building sector, while entries into the Sustainable Building categories, a new set of awards introduced in 2008, show New Zealanders' growing preference towards this style of building.

Registered Master Builders Federation chief executive Warwick Quinn is happy with the level of entries in this year's competition, and believes builders appreciate the value of entering now more than ever.

### No better time to build

"There has never been a better time to build, and registered master builders fully recognise the value of this programme to give them an edge in a very competitive market," Mr Quinn says.

David Edwards, chief executive of principal sponsor PlaceMakers, is also impressed with entries in the 2009 awards, given the impact of local and global market conditions on the New Zealand construction sector.



"As the principal sponsor of the House of the Year and the RMB Commercial Project Awards, PlaceMakers is delighted with the number of entries received for the 2009 competition," Mr Edwards says.

"It endorses my belief that the awards are a great way for builders to market the quality of their work and their brand."

In last year's competition, Auckland-based Lindesay Construction took out top honours as the Registered Master Builders 2008 House of the Year and winner of the PlaceMakers Supreme Award — an accomplishment Phillip Lindesay says the company was rapt with.

### Real honour

"Winning supreme was a real honour for all involved. It is fantastic to be recognised as excellent and especially in the current economic climate, when exposure like this is a fantastic way to differentiate your company."

For further information about the competition visit [www.houseoftheyear.co.nz](http://www.houseoftheyear.co.nz) or [www.rmbcommercial.co.nz](http://www.rmbcommercial.co.nz), or click through from the Registered Master Builders Federation web site at [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz).

The House of the Year and RMB Commercial Project Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, GIB Living Solutions, Pink Batts Ultra (Tasman Insulation), Nulook, Housing New Zealand Corporation, Meridian and The Department of Building and Housing.

in association with PlaceMakers

## The winning package

The client's vision is absolutely integral to the design of any new home, according to Alpine Homes NZ Ltd owner Brian Archer.

The company's holistic approach helped to take out the New Homes \$250,000 - \$350,000 category in the Registered Master Builders 2008 House of the Year, in association with PlaceMakers.

However the award-winning home just north of Cromwell nearly didn't get built at all.

"Our clients had previously been living in a motor bus prior to deciding to build their own home. But after a building company supplied a plan which didn't fit their section, they were so disheartened that they nearly threw in the towel," Mr Archer says.

"Honestly, the biggest challenge for us was changing their attitude towards building. They



were really put off after their initial experience, so we had to work hard to prove we could deliver the property they wanted."

Alpine Homes NZ, which offers everything from surveying and custom-designing through to building and landscaping, arranges consulting sessions at the beginning of the building process so homes are literally designed in front of clients' eyes.

"We use software that lets us create a virtual home right there with our clients. This way they can communicate elements that are important to them and we can be up front if something is simply not feasible. There are no surprises," he says.

The finished home, which features Oamaru stone and cedar, barely differs from the plan generated from the initial consulting sessions, and Mr Archer says his clients are over the moon with the result.

"They were just rapt — the

home was everything they thought it would be, which is the best feedback you can get."

Mr Archer, who started Alpine Homes three years ago and has been building for 14 years, says his introduction to the industry was somewhat accidental.

"I was on holiday and a friend asked me if I could give him a hand building some frames. That was in 1995, and I've never looked back."

The current climate in the construction industry is challenging, but he believes being dedicated to clients' needs pays off.

"It's not easy out there — it's cut-throat. If you don't have a passion for building it would be very difficult to survive."

Alpine Homes' major business goals for the year are to keep doing what they do well which, Mr Archer says, is building quality homes that meet and exceed client expectations.

"Entering the House of the Year is a great way to leverage that quality work. The competition is well known, and is an influential marketing tool.

"Our success is another way to show the market we will deliver the whole package and ensure it is of an award-winning standard."





# Sleek, stunning and sustainable

Carlton Richards Architectural Building's stunning design and build of a property in Harakeke, Nelson, was the well deserving winner of two national awards in the Registered Master Builders 2008 House of the Year, in association with PlaceMakers.

Winning the national Meridian Sustainable Homes \$500,000 – \$1 million category and the national Heart of the Home Kitchen award was a great way to gain market exposure and credibility, owner/operator Carlton Richards says.

"When you win an award like this it's the equivalent of being at the top of the class, essentially like achieving an A+," Mr Richards says.

Carlton Richards Architectural Building was approached by clients who requested a Modform sustainable and contemporary design for their new home, which would also be sympathetic to the location.

The finished result was highly regarded by House of the Year judges who were particularly impressed with the thorough approach the builder took to the home's sustainability.

"The builder really took sustainability to another level. Every detail has been thought through in terms of its effect on the environment, and how it impacted the cost of the project. Even the overall design approach complements the home's sustainability," national competition judge Guy Evans says.

Mr Richards first got involved in the House of the Year competition in 2005 with his previous building company, when he won seven out of eight regional awards in Nelson, and three national awards.

He largely attributes his business and competition success to a skilled team of positive, enthusiastic people.

"The hardest challenge in the construction industry is finding the right people to do the job. It's about having good carpenters on site and ensuring attention to detail. You really want to do it once and do it accurately."

Mr Richards has been working in the construction industry for about 30 years, and says he knew it was what he wanted to do from an early age.

"The construction and engineering of things has always fascinated me. As a teenager I helped renovate the family home, which gave me a good insight into what building is all about early on."

Mr Richards Architectural Building is one of the three companies owned and operated by Carlton Richards which specialises in design, Q/S drafting and construction.

spazioCasa, another of his companies, is an interior fitout retailing outlet.

Mr Richards developed these companies to



create a point of difference, separating the business into construction, architectural design and bathroom design.

"With these companies (Modform, Carlton Richards Architectural Building and spazioCasa), we have worked to develop a holistic brand based on quality construction and impeccable design capabilities.

"We have really championed the benefits of beautifully crafted homes, promoted our award-winning designs and focused on good customer service to achieve success."

Mr Richards has recently opened his premium bathroom company spazioCasa, specialising in luxury designs and spectacular products. He explains that although he prides himself on offering top-of-the-line services, his companies always work with a value-for-money mindset.

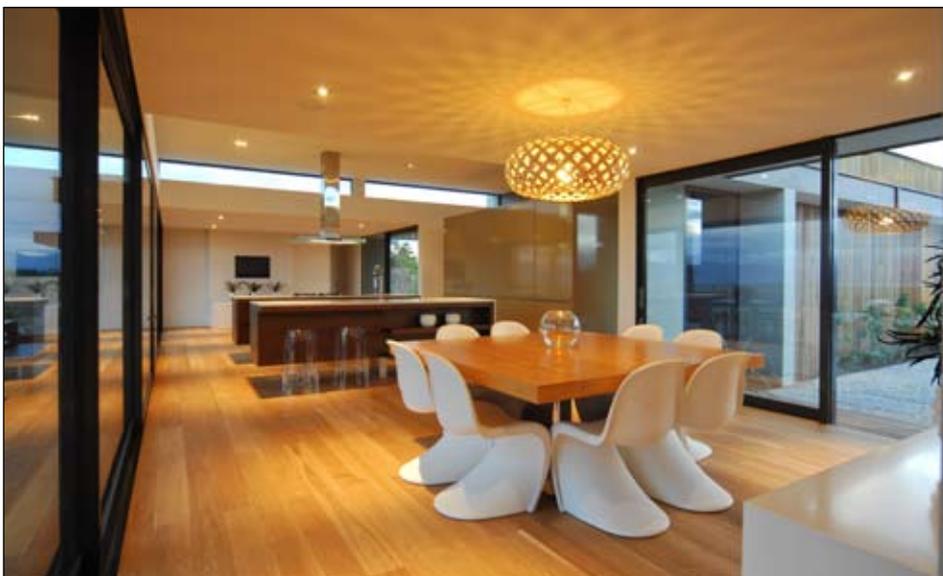
"It has to work for both parties. We like to have a fair outlook with our clients — it always works best when both sides are getting a good deal."

Mr Richards has developed a strong reputation over the years, something he says is the result of hard work and always aiming higher.

"In these economic times it's all about having a positive attitude and being creative. If we aren't creative as a small country we won't be able to establish an international presence.

"You need to be 100% passionate about the business all the time. Maybe in the high times companies can get through by not giving it their all, but in the low times they'll be on the scrap heap.

"Never rest on your laurels — you always have to work hard to get better."



# RMBF Conference 2009

Taking the Registered Master Builders Federation annual conference to Blenheim proved to be a very "Smart Move for Success".

The purpose-built venue in the Marlborough Convention Centre and the great weather ensured the attendees got to experience the best the region can offer without a hitch.

It was RMBF chief executive Warwick Quinn's first conference since starting with the RMBF.

## 'Fantastic event'

"I wasn't quite sure what to expect, but I can now categorically say that it was a fantastic event and should be on the calendar of every one of our members every year."

Hosted by the Nelson and Marlborough Registered Master Builders Associations, the conference kicked off with an opening address by RMBF president Brent Mettrick and, following him, the Minister for Building and Construction Maurice Williamson.

Mr Williamson shared with the delegates where the Government intends to take the industry in the near future. Licensing, home warranties and the tidying up of the weathertightness issue were among his subject matter.

The business sessions were many and varied. Three builder members presented interesting projects they'd recently undertaken, including the Wither Hills Winery in Blenheim built by Robinson Construction (and the venue for the very successful ITM Welcome Function that evening).

Workshops on Green Building and Better Business involved presentations from industry experts and builder members providing insights into the theory and the practical implementation of both subjects.

Also a first for the conference was a BRANZ panel Q & A session.

Other guest speakers were Steve Lange, formerly of Tony's Tyre Service, who shared the company's philosophy on providing excellent customer service, and economist Gareth Keirnan from Infometrics who gave an expert opinion on the economic outlook for the industry.

The delegates also enjoyed celebrity speakers Graeme Sinclair, Tawera Nikau and Ginette McDonald who expertly, and often hilariously, weaved the conference



*The PlaceMakers Wine and Food Festival.*



theme into their life experiences.

As always, the social functions were a highlight, and the best efforts were made to ensure that everyone literally got a taste of Marlborough.

## Local produce plentiful

As well as the night out at Wither Hills, everyone was treated to a reproduction of the Marlborough Wine and Food festival, compliments of PlaceMakers, in a fabulous marquee where the local produce was plentiful.

The Carters Charity Auction was a real hit, with items donated ranging from plane rides to a racing package at next year's V8s. As per usual, members and Associations put their hands in their pockets and raised more than \$30,000 for the Nelson/Marlborough Rescue Helicopter Trust.

"We were absolutely amazed at the generosity of the builders, and the auction exceeded our expectations threefold," Trust marketing and communications manager Paula Muddle said.

"We'll be purchasing some new helmets, and also will now have enough for other equipment, which we will

# – a very ‘smart move’



*Above: Jamie O’Leary receives his Life Membership.  
Left: Hank and Nellie Lieshout are recognised for attending their 30th conference in a row.*



*Above, from left: RMBF president Brent Mettrick, RMBF chairman Mike Fox, RMBF chief executive Warwick Quinn and Minister for Building and Construction Maurice Williamson.  
Left: Maurice Williamson addresses the conference.*

keep the RMBF posted on,” she said.

## **Industry involvement rewarded**

The RMBF was also very pleased to present a Life Membership to Jamie O’Leary from the Wanganui Association.

As well as being the RMBF president twice, Jamie has been constantly involved in many industry initiatives, including licensing, over the years, ensuring that the builder’s point of view has never been far from the decision making process.

“To receive this award was very humbling and emotional,” Jamie said.

“Being recognised by my peers to this level is probably the stand-out moment in 33 years of being in the building industry.”

Meritorious Awards were also presented to Peter Robson (BCITO), Brian Nightingale (BCSL) and Rolly Adams, one of the RMBF’s most experienced and long serving House of the Year architecture judges.

Mr Adams is the first person outside of building to be presented with this award.

All in all, the 109th RMBF conference was a great success. Many thanks go to everyone involved in bringing the event together and, in particular, the Nelson and Marlborough Associations for hosting it.

## **Hawkes Bay in 2010!**

2010 sees the annual conference heading to the sunny Hawkes Bay.

It should be yet another great event and one that the RMBF and the local Association is already planning for and looking forward to.

# Recession – manage your people resources

In the current economic climate it is more important than ever to manage your resources, including people resources, to best effect. Hard times can bring issues that have been simmering in the background to a head, and raise new ones that you may never have dealt with before.

If you're recruiting you need to ensure you get the right person. Prior to the downturn people were able to move on if they weren't satisfied with their job for some reason.

But now they're likely to stay put, and resist being moved on. As financial pressures increase there's potential for misconduct issues such as theft or fraud. Stress can take its toll and manifest itself in staff performance issues and compatibility issues between staff.

However workplace dissatisfaction arises, employers bear the brunt of it. Managing it and the demands of keeping the business running can be a challenge.

In the first of a three-part series of articles, RMBF in-house counsel [Leonie Carter](#) looks at [Recruitment and Retention](#), and some things to consider at the beginning, middle and end of an employment relationship.

**F**irst, consider if you really need to fill that position you are about to advertise. If work volumes drop, what then?

Consider redeployment — perhaps there's an employee who has expressed a desire for change who could, with some training, do the job.

If not, then you need to make sure you engage the right person! To do that you need to ensure you have all the information you need to make the right choice.

## Get the right person

Do you have a job application form? It can help ensure you have all the information you need from applicants. Make sure you read it, and follow up with reference checking.

When you conduct an interview, have a list of relevant questions at hand, so you don't miss any opportunities for them to tell you all the things you want to know about them.

You should also consider setting a work test to ensure they can do what they say they can. It should be a task you would expect that person to be able to perform and perform well.



*RMBF in-house counsel Leonie Carter*

When you make any offer of employment, make sure your offer is subject to agreement on the final Employment Agreement (EA). Too often an offer is accepted when the prospective employee hasn't yet seen the EA, and this can make it difficult if he/she then wants to negotiate over terms.

## Trial periods

If you are a small employer with fewer than 20 staff

(full time and part time), you can make use of the new 90-day trial provision of the Employment Relations Act.

It only applies to new employees, and you must ensure it is included in your written Employment Agreement.

The trial period is intended to allow the employer to assess the suitability of an employee, and to terminate the employment relationship if, after the trial period, that isn't the case.

The employee can't take a Personal Grievance (PG) on the grounds of unjustified dismissal (but remember the other grounds in the Act, eg unjustified disadvantage, or discrimination, are still open to them).

Members can log on to the RMBF web site and download an employment agreement that includes the trial and probation period clauses.

Members should also take a look at the Department of Labour's new Employment Agreement Builder at <http://ers.govt.nz/relationships/builder> which is a useful clause-by-clause tool that tailors an employment agreement to your business. You can also draft an offer letter.

• **Next month: Part 2 — Managing existing staff.**



## You're only as good as the installer you specify. Insist on Nuplex Contractors Federation.

Attention to detail is the difference between a great building and great big problems. Specifying Nuplex and PSL products is the first step to getting it right; the second step is specifying Nuplex Contractors Federation installers.

Registered NUFED installers are trained to correctly apply Graphex™, Sureshield® and the other specialised waterproofing, flooring, plaster cladding and surface finishes in the Nuplex and PSL ranges.

NUFED installers offer an industry unique Customer Protection Warranty. This provides owners with the peace of mind that defective workmanship or non-completion of relevant work is covered in the event of sub-contractor insolvency or disappearance.

Nuplex Contractors Federation Members; the sensible sub-contractor choice!



[www.nuplexfed.org.nz](http://www.nuplexfed.org.nz)  
[www.plastersystems.co.nz](http://www.plastersystems.co.nz)  
[www.nuplexconstruction.co.nz](http://www.nuplexconstruction.co.nz)

# Housing shortage looms large

Is it too late to prevent a housing shortage crisis in this country? The predictions don't look good . . .

**D**espite monthly reports of easing house prices, falling interest rates and fewer buyers, experts are warning of a supply shortage which could send Auckland housing into another inflationary spin.

And one of the main reasons a housing supply crisis is looming is because private developers are unable to provide houses at an affordable price.

The collapse in home building has been caused not so much by softening demand but the property financing sector squeeze.

With developers often needing 50% equity before banks will lend to them, there have been calls by organisations such as the Registered Master Builders Federation for the Government to do more to stimulate housing supply.

The calls came as house building plunged to its lowest level since the early-1990s. New dwelling consents in the year ended 31 March 2009 were more than a third down on the previous March year.

About 16,230 new dwelling consents were issued during the year, well below the 25,775 average which Statistics NZ estimates are needed to keep pace with population growth nationwide.

Activity is expected to remain at a low ebb for at least another year, with developers struggling to secure finance for large projects.

## Shortage of suitable sites

Other issues include high costs associated with council planning and building consent regulations, and an alleged shortage of suitable sites within Auckland's metropolitan boundaries.

In a state of the nation report late last year, the Salvation Army says building consent levels have fallen to a 30-year low of around 15,000 new dwelling consents for the year ended September 2008.

"The downturn is especially serious in Auckland where it appears that a housing shortage of 2500 has arisen over the past year because construction rates have not kept pace with population growth," the report says.

"Of this shortage around 1200 are in Manukau City alone. If construction activity continues at present

levels for an extended period and if population growth also continues at present rates, it is likely that housing shortages will begin to emerge in the western Bay of Plenty, Hamilton and perhaps Christchurch.

"This downturn is already leading to job losses in the construction industry and related sectors, and it appears likely that at present levels of building activity as many as 30,000 construction jobs will be lost from the peak period of employment in mid-2008.

"As many jobs again may disappear in related sectors such as business services, manufacturing and transport.

**Last year, with New Zealand's population rising while construction fell, a shortage of homes was expected by the second half of this year, and there were concerns the shortage could harm the economy and trigger another bubble in the housing market.**

"The silver lining to these fairly dark clouds lies in the fact that housing is becoming relatively cheaper to purchase. However, this affordability is still only comparable with the levels seen back in 2006.

"Clearly, the falling interest rates brought about mainly through a softening of monetary policy by the Reserve Bank will also lift the burden for existing mortgaged home owners.

"However, the recent requirements of banks for deposits of up to 20% may severely limit the ability of first home buyers to enter the market for some time."

The Salvation Army has also called on the Government to invest in low-cost housing to provide relief for the construction industry.

## Turnaround in demand

But the signs of a turnaround in demand are growing stronger, the report says.

"Fewer New Zealanders are leaving to live overseas and more are returning home as recession bites in OE destinations such as Britain. Net migration in the year to March 30 was 7500, up from 4700 the previous

March year.

"Sharp changes in outward migration are likely to translate quickly into housing market shocks, especially if outward migration declines at the same time that building activity is waning," the report says.

Statistics NZ estimates the Auckland region needs a further 60,000 houses (12,000 a year) between 2006 and 2011. In the year to February 2009 just 3722 consents were issued.

Australian property forecasters BIS Shrapnel say the lack of house building, rising immigration and lower interest rates will soon push house prices upwards

once more. The city's housing stock shortage will pass 9000 next year and exceed 15,000 by 2012.

Fears of a critical housing shortage were raised as home building levels plunged towards the end of last year.

Then, with New Zealand's population rising while construction fell, a shortage of homes was expected by the second half of this year, and there were concerns the shortage could harm the economy and trigger another bubble in the housing market.

At the time, Bank of New Zealand chief economist Tony Alexander said a housing shortage would occur in late 2009, with "construction dropping like a stone".

He predicted the shortage of homes would be made worse as more migrants chose New Zealand to escape world financial turmoil.

Lincoln University property professor Chris Eves also said last year that demand would build up as new housing stock dwindled, setting off the boom-and-bust cycle again.

## Worrying sign

"There's definitely going to be a shortage. It's a worrying sign for the future, and it's not just short term," he said.

"If we get into this rollercoaster of under-supply and over-supply again, it just makes the whole market volatile, and we could have another bubble.

"What we really need now is a period of stability. These big peaks and troughs don't help anybody."

The statistics make grim reading:



- Building consents issued are at the lowest level seen since 1965.
- In the year to January 2009, the value of residential consents fell 23% to \$6.02 billion.
- Between September 2007 and March 2009, construction of new residential homes fell 32.5%.
- The value of residential building work fell by 14.2% during 2008.

However, positive signs are appearing in the market. For example, the number of buyers for residential property is picking up.

The number of homes sold nationwide in February 2009 was 5228, compared to the

## Frame and Truss merges with Wood Processors

The Frame and Truss Manufacturers Association (FTMA) is to merge with the Wood Processors Association (WPA).

FTMA executive chairman Ian McGregor says it is the right time to merge two organisations who undertake similar activities on behalf of their members.

"It is a logical step towards improving services to both parties' members by improving efficiency," Mr McGregor says.

Frame and Truss Manufacturers produce the wall and roofing components for the housing and light commercial sector.

FTMA membership includes fabricators, as well as those organisations such as nail plate manufacturers, sawmillers and merchants who service the fabricators.

WPA chief executive Peter Bodeker says his organisation represents sawmillers producing in excess of 80% of New Zealand's structural lumber.

"As the vast majority of structural lumber is processed through frame and truss plants, a merger of the activities of both organisations is a logical step," Mr Bodecker says.

Many of the issues facing sawmillers, such as product quality, the dissemination of technical information, changes to regulations and occupational health and safety also affect frame and truss plant operators.

Additionally, through the NZ Wood programme, improving quality standards of the finished product is a priority for the entire industry.

The merging of the two organisations will assist in enabling this to occur.



• For more info: Ph FTMA, 0800 801 601, or WPA 04 473 9220

On the web: [www.ftma.co.nz](http://www.ftma.co.nz) [www.wpa.org.nz](http://www.wpa.org.nz)

slump of 4220 in August 2008 and the high figures of 6394 in August 2007.

While National's promised changes to the Resource Management Act (RMA) should improve consent processes and costs, delays have been driving developers up the wall and holding up subdivisions in recent years.

### Price balancing back

Buyers are still scarce, but the price of bare land seems to be balancing back to mid-2007 levels, according to figures from the Real Estate Institute.

In July 2007, the median average price of a residential section was \$180,000, with 709 sections selling in that month.

In February 2009, section prices were back to \$180,000 after having skittered from a high median of \$200,000 to a low of \$165,000 and back again in the months in between.

However, only 316 sections totalling \$72.67 million were sold in February, compared with \$134 million (530 sections) in February 2008. The question is whether the industry can recover quickly enough for supply to meet demand.

### Too late to prevent crisis

However, according to New Zealand Property Investors Federation president Martin Evans it is too late to prevent a housing shortage crisis.

"Nationwide, we need approximately 20,000 new houses to be built each year to house the population. Currently there are only about 7000," he says.

"This has led to much of the building industry sustaining irreparable damage, including the many in the workforce leaving the industry."



• For more info: Ph Housing New Zealand, 0800 801 601

On the web: [www.hnzc.co.nz](http://www.hnzc.co.nz)

**A revolutionary platform system designed to provide long term safe access on low pitch roofing**

Designed and manufactured in NZ.  
New website:  
[www.boardwalk.co.nz](http://www.boardwalk.co.nz)  
E: [peterk@boardwalk.co.nz](mailto:peterk@boardwalk.co.nz) P: 09-638 8278

# Energy efficiency awards finalists announced

Finalists in nine categories in running for Supreme Award

**A** vineyard producing premium quality wine, the largest geothermal development in 20 years and a felted carpet maker whose products are bought by Hollywood's A list are all finalists competing for top honours in the 2009 Awards for excellence and innovation in energy efficiency and renewable energy.

Everyday, innovative Kiwis across the country are implementing energy efficiency and renewable energy projects that help their organisations to reduce costs, improve productivity and improve their brand credentials through lower greenhouse gas emissions — something that is even more important in the current economic climate.

Twenty-seven finalists have been chosen from 100

entries to go through to the finals of the 2009 awards, hosted by the Energy Efficiency and Conservation Authority (EECA).

The finalists cover nine categories, and are all in the running for the prestigious Supreme Award for outstanding performance.

"The finalists come from all sectors of the economy — big business, small to medium business and government organisations," EECA chief executive Mike Underhill says.

"They demonstrate that every day, organisations, no matter what size or industry, can benefit from better energy management.

"Energy efficiency and renewable energy initiatives are smart ways to combat the recession and climate change.

All of New Zealand can learn from the 2009 finalists.

"The great results from the finalists should encourage more Kiwi organisations to future proof with smart energy management initiatives.

"The finalists have all factored energy efficiency or renewable energy into their everyday operations."

The winners will be announced at the Awards 2009 presentation in Auckland on Thursday 21 May, to be hosted by EECA in conjunction with principal sponsors Eco Insulation, Fujitsu General New Zealand and Shell New Zealand.

• For more info: Ph EECA, 0800 358 676



On the web:

[www.eeca.govt.nz](http://www.eeca.govt.nz)

## Build — in all Weather!

### Keep your work site workable!

Whether it's repairs, maintenance or roof work, use a weather-resistant temporary roof on your site to get the job done on time:

- Condense your building schedule
- Reduce labour costs
- No need to re-dress the building area each day
- Work in a pleasant environment, rain or shine

For more information:

South Pacific Scaffolding Ltd

Ph/Fax: 09 489 1615

Cell: 027 274 8407

Email: [southpacificscaffolding@xtra.co.nz](mailto:southpacificscaffolding@xtra.co.nz)

Web site: [www.southpacificscaffolding.co.nz](http://www.southpacificscaffolding.co.nz)



# NZ-developed HRV gets Aussie tick

**T**he HRV healthy home ventilation system developed by HRV New Zealand has been awarded the prestigious Good Environmental Choice Australia (GECA) mark.

It is the first system of its type to achieve the standard of GECA 08-2007 Environmentally Innovative Product.

HRV New Zealand managing director Marcus Foote says Good Environmental Choice Australia is recognised as that country's leading independent environmental labeling programme.

"For our Australian operation to be awarded it is a fantastic result," Mr Foote says.

"It gives Australian consumers comfort knowing that HRV has a quality, environmentally-preferable product verified to ISO standards."

To achieve the GECA mark, HRV Australia had to go through a rigorous process that examined a number of aspects of its operation, including the quality and energy efficiency of the product, product stewardship, business processes and its impact on the environment.

## Reassurance for NZ customers

"It highlights the integrity of our products and systems and, while we cannot use the GECA mark on our New Zealand HRV product, it will reassure New Zealand consumers as the products and business practices are the same.

"It also shows that New Zealand-developed products can lead the way in overseas markets," Mr Foote says.

• For more info: Ph HRV NZ, 0800 HRV 123



On the web:  
[www.hrv.co.nz](http://www.hrv.co.nz)

## \$5m Hamilton apartments start

**C**onstruction of a new \$5 million block of apartments has started at Vision Forest Lake retirement village in Hamilton this month.

The contract was awarded to Livingstone, an established Registered Master Builders Federation construction company based in Waikato/Bay Of Plenty.

Village Manager Jo Heslin says 50% of the apartments have already been sold. Completion is scheduled for March next year.

The village is owned by Vision Senior Living, a company which pioneered apartment-style retirement communities with its first development in Waitakere City 10 years ago.

• For more info: Ph Livingstone, 07 849 0082



On the web:  
[www.livingstonebuilding.co.nz](http://www.livingstonebuilding.co.nz)



**home  
ideas  
centre**

Real inspiration that's always on show

OPEN 7 DAYS A WEEK. FREE ADMISSION. Auckland The Strand, Parnell / Christchurch Mandeville St, Riccarton / Wellington Cnr Esplanade & Lower Hutt St

# Partnership brings bright future for Kiwis wanting to save energy

**R**ight House has partnered with leading New Zealand-based energy savings company ecoBright energy solutions Ltd to enable their commercial and business customers a guaranteed minimum savings of 25% on their lighting energy costs.

Right House chief executive Hamish Sissons says they will be offering two of ecoBright's products — Save It Easy and Light Eco Plus.

"We are thrilled about the new partnership with ecoBright. Their technology delivers and the savings they promise are real," Mr Sissons says.

"We tested it ourselves in the Right House Wellington branch and our recorded energy savings were well above what was promised at an amazing 40.94%.

"The ecoBright technology applications will be great for commercial and business customers in New Zealand, as well as schools that are trying to upgrade to more efficient lighting without large upfront fitting expenses," he says.

Save It Easy is a patented in-line electronic ballast that enables new generation electronic T5 fluorescent lamp technology to be used in existing T8 fluorescent light fittings without having to modify the fitting.

Light Eco Plus saves energy by voltage reduction which, when wired into the circuits controlling fluorescent lighting, will reduce energy consumption.

ecoBright Asia Pacific general manager Joe Trimboli says the partnership with Right House was a great fit due to their like-minded commitment to energy saving technology and overarching company philosophies.

"The ecoBright products Right House can now offer their customers are a big step in the right direction of sustainable and dependable technology," he says.

"Consumers are constantly faced with having to make choices on energy saving technology with unproven performance. Our technology is independently assessed and globally available, and we guarantee the savings."

Right House is a new subsidiary of Meridian Energy, and is New Zealand's first home comfort and energy efficiency specialist.

It is a nationwide service providing the expertise to analyse any home or building project, and provide and

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



Right House chief executive Hamish Sissons (left) and ecoBright Asia Pacific general manager Joe Trimboli.

install a total solution package.

Right House brings together assessment experts, product specialists and installers, and customers have one point of contact from initial enquiry through to project completion for all their energy-efficiency requirements.

ecoBright is a specialist energy savings company based in Auckland that offers proven energy saving technology to New Zealand commercial and business customers seeking to reduce their energy consumption through greater efficiency in lighting applications.

ecoBright's technology is offered with independently-proven minimum performance guarantees and product life warranties.

ecoBright's technology is available globally through the Save It Easy and Light Eco Plus brands. The company in New Zealand is a joint venture of Australian companies ecoBright Pty Ltd and Illum-a-lite Pty Ltd.

• For more info: Ph Right House, 0800 744 484

On the web:  
[www.righthouse.co.nz](http://www.righthouse.co.nz)

**Add value and get more exposure for your products and services!**

**Advertise in Building Today and receive online space and live links on our web site — FREE OF CHARGE!**

**See inside back page for more details and call Mike Rynne on 09 426 2436**

**[www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)**

# Effective product standards needed for NZ

By Building Element Assessment Laboratory (BEAL) chief executive Colin Prouse



As the construction industry enters a new period of product certification under the 2004 version of the Building Act, the question still remains: What criteria should be used to decide whether a product complies with the performance requirements of the Building Code?

The problem is that there are numerous standards in different countries as well as ones used internally by manufacturers to decide whether a product does or does not work.

It's like a great confetti mix of standards. The challenge is working out what ones should be used in New Zealand. There are standards here, but they only cover about 1% of all the building products used in New Zealand.

Currently, the Building Code lists a series of

performance requirements that must be met, but there is no direction on how this should be achieved.

The Building Act gives some direction for some situations, but it does not cover every circumstance. The Act says either an expert must certify the product, or one of a series of basic guidelines must be followed.

These were developed by the Department of Building and Housing and rushed through between 2002 and

2004. These are not ideal and need to be re-evaluated.

The Auckland City Council, for one, has a problem with some of them. It has introduced its own standard for roofing membranes. The council believes that in the absence of a decent standard, it will dictate what it should be.

This, coupled with the need to introduce standards where none exist, is why detailed research is needed to determine what suits New Zealand's building requirements.

Recognising the problem, BEAL has come up with the first step in the process to sort the situation out. We will outline a number of research proposals that we believe need to be undertaken.

We will then carry out the research required, in conjunction with the building industry. This can be expected to lead to the development of relevant standards.

We are now seeking suggestions from the building industry as to what research or standards would help them in their industry sectors.

## Window Control Systems

A division of Eden Hardware Group Ltd



D+H Ventline Dual Window Drives



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

Showroom: Harold St, Mt Eden, Auckland

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

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



New Zealand Scaffolding Supplies Limited



## For all your scaffolding needs

### PRO SYSTEMS

- 4 Frames
- 2 End Frames with Gate
- 8 Steel Decks
- 1 Pro Rail Brace
- 2 Pro Full Braces
- 2 Side Handrail Frames
- 4 Base Jacks
- 2 Pro Stop Ends

Save over \$500



RRP  
**\$2351** +GST



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

# Steel framed housing — an emerging market

**S**imilar to a range of other countries, light gauge steel framing has established itself in New Zealand as a viable solution for the structural framing of dwellings, commercial and community buildings.

The National Association of Steel-Framed Housing Inc (NASH) represents the interests of the steel frame fraternity.

It has a growing membership which is open to all those interested in steel framing, depending on the category of involvement.

NASH's key objectives are to:

- support the long term growth and sustainability of the steel framing industry,
- maximise the profile of light gauge steel framing within the construction industry,
- maximise the value of belonging to NASH, for all membership categories,
- support the awareness and promote the advantages of steel framing in the marketplace,
- provide technical support to the industry to promote

the efficient and effective use of light steel framing, and

- lobby Government and other agencies on behalf of the sector.

However, steel framing does offer significant benefits to the builder, other trades and the home owner, including:

- durability, with NZ Steel providing a 50-year durability statement on Axxis Steel for framing,
- quality of construction. With steel framing cut and assembled to tight tolerances, steel has the distinct advantage that it does not warp or creep with time, does not absorb moisture and will not grow toxic mould,
- safety and health. Steel frames provide occupants with extra protection from lightning and fire and, under elevated temperatures, will deform but not burn.
- the Axxis brand of steel available from NZ Steel has been accepted into the Asthma and Respiratory Foundation of NZ Sensitive Choice programme after assessment by a product advisory panel of independent experts who recognised the benefits for asthma and

allergy sufferers,

- flexibility of design. The strength and stiffness of steel framing allows for long span trusses that offer freedom to design large open rooms and the potential to relocate non-load bearing walls as the needs of the household change.

Lightweight, non-load bearing steel framed walls can be easily, quickly and cleanly changed to suit the new configuration of the house,

- speed of construction. Due to its high strength-to-weight ratio, steel provides lighter structural members that speed up construction. For an average house, a crew of two to three will typically erect the steel framing in a couple of days,
- the environment. Steel is 100% recyclable and can be reused when the building is demolished,
- the cost. While steel framing offers benefits such as flatter walls, no problems with nail popping and the provision of service holes, it has been very difficult to get the benefits recognised and valued. Depending on the design and local market conditions, steel frames can cost no more than timber.

## Codes and standards

Steel framing complies with the current regulatory regime. NASH is currently working with the Department of Building and Housing (DBH) on developing its own NASH Standard — Residential and Low-rise Steel Framing.

This will be followed by a handbook to assist builders, architects and designers in using light steel framing.

## Education and training

At the professional and trade level these are important elements in building the infrastructure necessary to facilitate the growth and prosperity of the steel framing industry.

Carpenters have traditionally been responsible for the construction of the timber frame and, as the skills for erecting steel and timber framing are very similar, it is a logical extension that they also erect steel frames.

NASH works closely with the Building and Construction Industry Training Organisation (BCITO) to assist in the



The new NASH board pictured at the organisation's AGM in April. From left: Graham Rundle (RedCo), Dr Stephen Hicks (HERA), Craig Weame (RCDC Ltd), Jason Ogilvy (Impact Frames), Mark Taylor (Framecad), Carl Davies (NASH general manager), Minister for Building and Construction Maurice Williamson, Gordon Barratt (NASH chairman, Frametek), Sergey Nikiporenkov (N-Steel Framing Solutions), Todd Forsyth (Rollforming Services), Professor Charles Clifton (obscured, University of Auckland), Chris Kay (New Zealand Steel), Wayne Rowe (Howick Ltd). Absent: Mike Moughan (Paradise Homes).

# PROFILE: FARNSWORTH ROOFING LTD



## PROJECT STATS:

- **Project:** Westfield Albany Shopping Complex. • **Client:** Westfield NZ Ltd. • **Roofing Supplier/Rollformer:** Dimond.
- **Roofing Installer:** Farnsworth Roofing team; Geoff Farnsworth, Leon Rangi, Chris Frost, Troy Fell.
- **Product:** COLORSTEEL® ENDURA™ 0.55mm. • **Profile:** BB 900. • **Colour:** Lichen. • **Roof size:** 60,000 m<sup>2</sup>.
- **Wall Cladding size:** 15,000 m<sup>2</sup>. • **Project Duration:** 12 Months.

## THE UPS AND DOWNS:

The two main challenges were the sheer size of the Westfield Albany roof area combined with the very short time frame. Our considerable logistical challenges were overcome with the assistance of our suppliers, subcontractors and main contractor, Westfield NZ.

We're very proud of our exceptional staff who have once again lived up to our slogan; 'We're on top of it'.

Contact: Geoff Farnsworth, Farnsworth Roofing Ltd.

**Tel: 06 758 1445**

**Email: [geoff@farnsworthroofing.co.nz](mailto:geoff@farnsworthroofing.co.nz)**

*Have you recently finished an interesting or challenging roofing project using COLORSTEEL® prepainted steel or ZINCALUME® coated steel? If so, please contact Christopher Kay of New Zealand Steel for more details on how you can be profiled in association with New Zealand Steel.*

**Email: [christopher.kay@bluescopesteel.com](mailto:christopher.kay@bluescopesteel.com)**

**COLORSTEEL® Endura™**  
COLOUR FOR THE FUTURE

NEW ZEALAND STEEL  
100% RECYCLABLE



**NEW ZEALAND  
STEEL**

Kiwi to the core

# Framing revolution taking place down south

**H**istorically, wood was king in the South Island construction industry. However, a Canterbury steel framing manufacturer claims that is set to change as it launches its framing revolution.

N-Steel Framing Solutions aims to capture 10% of the market after opening a new manufacturing plant in Rolleston late last year. The plant supplies steel framing for sheds, barns, homes and commercial buildings.

Managing director Sergey Nikiporenkov says his goal is to provide the market with cost-effective, safe and reliable steel framing.

"It's a revolutionary product — with steel there's no warping or shrinking in new buildings, and there's no risk of leaky building syndrome," he says.

"It's a more environmentally-friendly product than chemically-treated wood, there are no volatile organic compounds and it is 100% recyclable.

"Steel framing is strong and light, and it stands up to the conditions better than wood, which is one of the reasons why we can offer a 50-year warranty."

Steel framing was first used in New Zealand in the late 1960s, and is only now becoming a popular option because recent advances in technology have reduced

## Steel framed housing — the emerging market

*From page 20*

development of standards and qualifications to ensure tradespeople are trained to confidently work with steel framing.

### The future

Steel framing is at an exciting time in New Zealand. The industry is increasing its market share of housing in New Zealand and overseas. It has become more sophisticated and in a position to expand to grow the market in steel framing.

NASH has noted more interest in steel framing, and is predicting improved market share over the next couple of years.

• **For more info: Ph NASH, 0800 333 225**

On the web:  
[www.nashnz.org.nz](http://www.nashnz.org.nz)

building costs, improved precision and reduced build times.

"This is especially good news for those living in areas where builders are in short supply," Mr Nikiporenkov says.

Around the world, as the price of timber climbs, steel is becoming an increasingly popular building option. In parts of the USA steel framing is used in up to 70% of new buildings.

Its popularity is also growing in Australia where it is now employed in the construction of 20% of all new buildings.

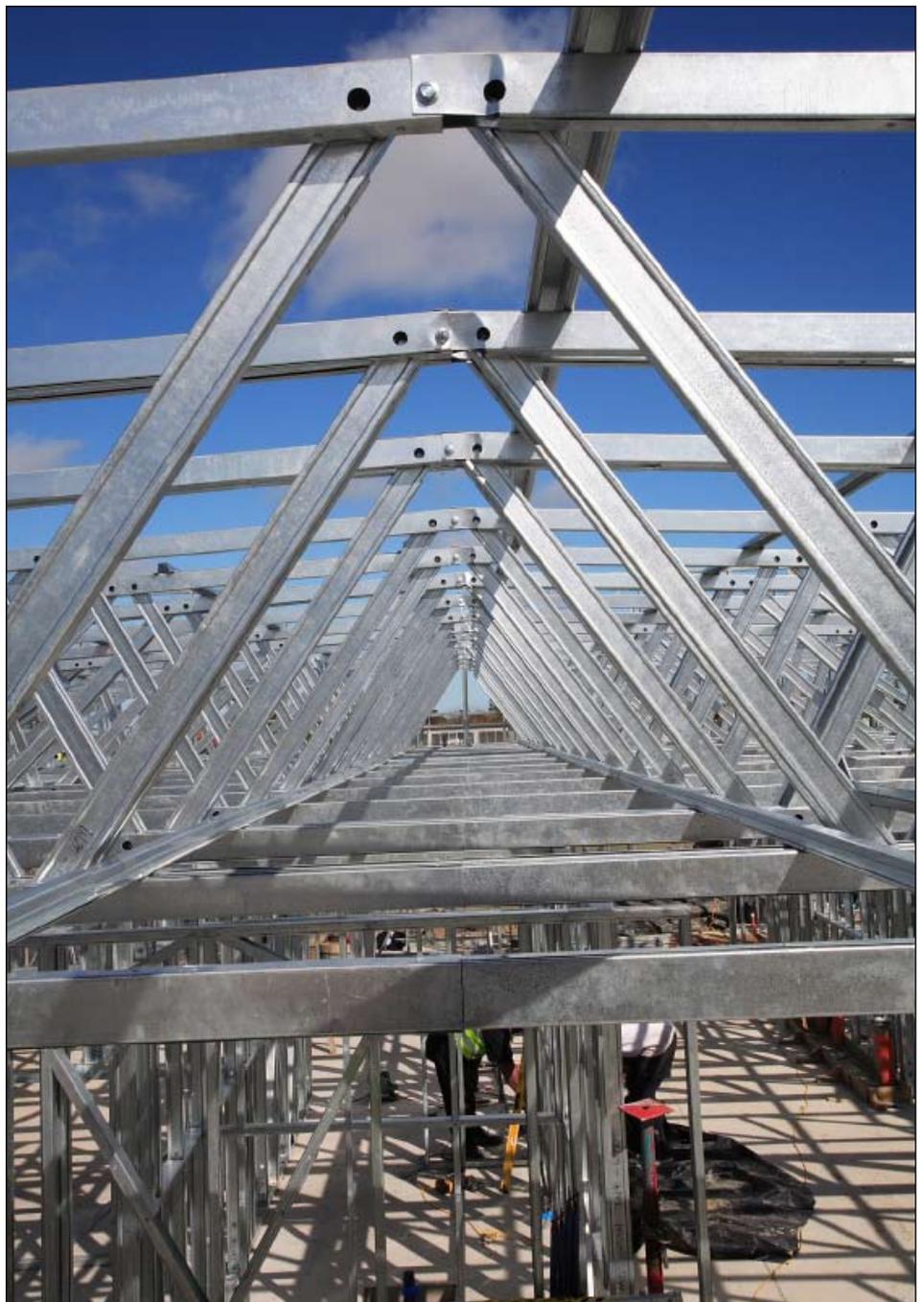
To ensure it starts on the right foot, the factory has been certified by FrameCAD Solutions, a New Zealand-based, internationally-renowned company. And, all designs are made in accordance with AS/NZS 4600:2005 for Cold-formed Steel Structures.

N-Steel Framing Solutions is a member of the National Association of Steel Framed Housing (NASH) and several overseas bodies in Australia, USA and in the UK.

• **For more info: Ph N-Steel Framing Solutions, 0800 58 58 35**



On the web: [www.3N.co.nz](http://www.3N.co.nz)



# NOT ALL BARS ARE CREATED EQUAL.



## NOT ALL METHODS OF MANUFACTURE ARE THE SAME:

High strength (grade 500MPa) reinforcing bars are generally made using one of two methods: Micro-Alloying (MA) or in-line Quench and Tempered (QT). These two methods can produce reinforcing bars with the same strength and ductility, but their practical uses can be vastly different. Essentially only MA bars can be welded, hot bent and hot re-bent or threaded.

### MICRO-ALLOYING:

This produces high strength reinforcing by adding special micro-alloying elements – commonly vanadium – during steel making. The bars are air cooled after they have been hot rolled. This is called the Micro-Alloying (MA) process. MA reinforcing bar, unlike QT bar, has a homogenous cross-section in terms of crystal structure, strength and ductility. It is a more expensive process, due to the need for the micro-alloys, but the end product benefits justify the additional cost.

### QUENCH & TEMPERED:

Internationally the most common method for producing high strength reinforcing steel is to quench the red hot steel in-line immediately after the last stage of hot rolling. The surface of the bar is quenched with water to give a very hard layer which is then tempered to a strong, but more ductile steel by the residual heat from the centre of the bar. This process is referred to as Quench & Tempered (QT).

Task	Grade 500E MA	Grade 500E QT
Hot Bending or Hot Re-bending	✓	✗
Butt welding	✓	✗
Lap welding	✓	✗
Tack welding	✓	✗
Threading	✓	✗

It is essential to understand the differences between these processes and the additional benefits of MA reinforcing bar over QT bar. This understanding will enable the Engineer to specify the appropriate product at the design stage and to make the appropriate decision on re-bending and welding issues encountered on site.

**SEISMIC<sup>®</sup> MA**

**SEISMIC<sup>®</sup> QT**



**PACIFIC STEEL GROUP**

For hot bending procedure refer to NZS 3109 Clause 3.3.8  
For all welding requirements refer to AS/NZS 1554.3

# SAVE YOUR CUSTOMER UP TO **2/3** OF THEIR HOT WATER HEATING BILL\*



**PLUS IT'S PAYBACK TIME!**  
\$1,000 Government Cash Back<sup>^</sup>

\$1,000 government cash back is ONLY available to the END CONSUMER

<sup>^</sup>For more information and terms and conditions visit [www.rheem.co.nz](http://www.rheem.co.nz) call 0800 657 336 or talk to your local merchant

\*Based on annual average Heat Pump Water Heater efficiency of 300%.



LNZ - LSL315BT

INSTALL A RHEEM™

## future-proof building<sup>®</sup>

Long-term products represent value for money



**L**ife Cycle Costing simply means evaluating what a product or service will cost you over its entire life cycle.

When planning a future-proofed home, this kind of consideration is crucial. More expensive materials with a longer life can often work out to be a more cost-effective option than low-cost, short-life alternatives.

Due to immediate cost considerations and mass-production, many of today's homes are built with no consideration for life cycle costing. However, materials that look great when new may deteriorate in a relatively short space of time.

When clients plan to build, extend or renovate, they should talk to their builder about the materials that will deliver the best value in the long-term, and specify these materials.

While people want the best possible house for their money, there is a growing realisation that it is false economy to invest in inferior products. Products need to be costed on the basis of their durability.

Clients should be reminded that their home is their biggest investment. Life Cycle Costing means building for the future and wanting a home that will look just as good in 10 years as it does today — and one that will maintain its value when selling it in the future.

Careful consideration to Life Cycle Costing and product choice is imperative if the goal is to build a home that is future-proofed against costly maintenance and replacement charges.

• For more info: Ph CMS Group, 09 589 2050 or

 0508 FUTURE

On the web: [www.fpb.co.nz](http://www.fpb.co.nz)

*Add value and get more exposure for your products and services! Advertise in Building Today and receive online space and live links on our web site — FREE OF CHARGE!*

*See inside back page for more details and call Mike Rynne on 09 426 2436*

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

# Carters celebrates 150 years of origin

**T**his year marks a significant milestone for Carters and parent company Carter Holt Harvey.

The story begins in 1858 when a young man from Lancashire by the name of Robert Holt migrated to New Zealand on the Barque William Watson. Having heard tales about this new undeveloped country he felt there was scope for a man who was highly skilled in his trade as a millwright.

Robert landed in Auckland in 1859, and chose Napier to locate his new venture. His first place of business was a joinery shop in Emerson Street in Napier.

The progress of Napier and the province was slow in comparison with the present day, but as Napier grew Mr Holt's business grew with it. A little later his first steam sawmill opened in Hastings Street.

In 1880 a second steam sawmill was established at Port Ahuriri where quantities of kauri were landed through the port and a large volume of timber, joinery and other building materials were shipped north to Wairoa.

With the coming of the railway in 1886, a site was



purchased in Thackeray St, Napier, adjacent to the railway station. This site contained the administrative headquarters, joinery factory and hardware shop.

A branch was established in Hastings in 1897, and was managed by his son John Holt. He also established sawmills at Piri Piri near Dannevirke in 1886, Kereru in 1908 and, in the latter years, sawmills were also established in Puketitiri in 1911, Horopito in 1917 and Ohurakura in 1923, taking advantage of the native forests in the area.

Three generations of Holts ran the business. It was not without its anxieties and misfortunes, with two world

wars and the 1931 earthquake. In 1922 the Napier premises burned to the ground and, in 1928, the Hastings establishment suffered a similar misfortune.

Robert Holt & Sons Ltd supplied building materials for houses, schools and churches. When the company became Carter Holt they opened up subdivisions in Napier, Taradale, Hastings and Havelock North to enhance the business further.

Robert Holt & Sons Ltd commemorated 100 years of business in the Hawkes Bay in 1959.

Carter Consolidated was a North Island sawmilling company founded by Francis John Carter, son of an English farming couple who had emigrated from Cornwall. Robert Holt and Sons became a public listed company in 1960 and merged with Carter Consolidated in 1971 to become Carter Holt Holdings.

In 1985, Alexander Harvey of Alex Harvey Industries bought Carter Holt Holdings and so it became Carter Holt Harvey.

Today, Carter Holt Harvey is Australasia's leading forest products company, with significant interests in wood products, pulp, paper and packaging.

Carters has become a trusted iconic kiwi brand, with a 54-strong network of branches throughout New Zealand offering building materials, tools, timber, appliances, plumbing, hardware, panel and rural supplies.

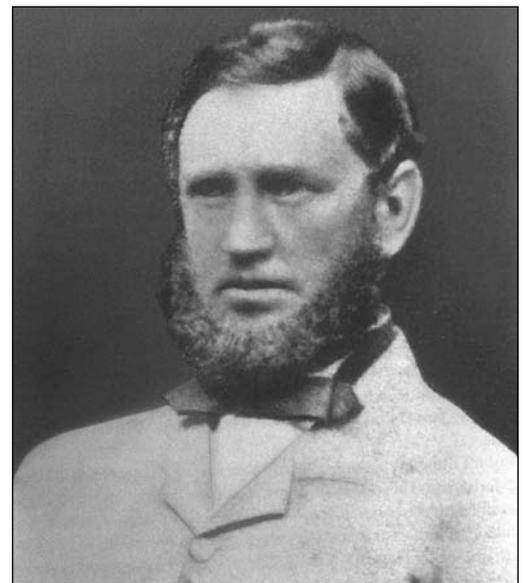
• Source: *Cutting Edge, Selwyn Parker/2000*

For more info: Ph Carters, 09 272 7200

On the web:  
[www.carters.co.nz](http://www.carters.co.nz)



Left: Alexander Harvey  
Below: Francis John Carter  
Below right: Robert Holt



# Construction industry's own web-based

**M**anaging the building administration process just became easier with Bestquote, a business-to-business web application for the construction industry launched earlier this year.

Nelson-based Bestquote is a patented job management and quote gathering system. Founder and relationship manager Peter Marr says company research indicates it may well be the only one of its kind available anywhere in the world.

"The web site's edge is it brings together building

industry workers and related services and material suppliers in one user-friendly, comprehensive and interactive information network," Mr Marr says.

"The concept is all about trying to make all areas of the building process run better and smoother for everyone," he says.

He explains how the system simplifies project administration, including quote administration, for builders, architects, project managers and trade and product suppliers.

On registering with Bestquote, a user can set up a business profile in its trade directory. They can upload their business logo and information about their business, along with the services and quote areas they supply.

They can invite other users to join the Bestquote network should they wish to request a quote from a company that is not registered on the site.

In addition, builders, architects and project managers can set up a secure web-based platform filing system for their building projects, including project details and building plans and specifications.

The site allows them to select trades and areas in which they want to get quotes and specify their requirements. They can then select the quote

## Sun shines on Waikato University research

**W**aikato University research has developed a way to incorporate solar energy and roofing iron, shifting away from the use of bolt-on solar panels.

WaikatoLink, the university's commercial arm, has set up a company called Solenza to commercialise the new roofing technology. Solenza works in partnership with the Solar Engineering Research Group at the University of Waikato, which is led by senior engineering lecturer Dr Mike Duke.

The development involves a revolutionary new way to harness the power of the sun to generate electricity and heat water by integrating long run roofing iron with a solar energy transfer system.

The patented technology is a seamless system, and is a shift away from bolt-on solar energy panels. Instead it uses the surface area of the roof to convert solar energy from the solar cells directly into electricity for commercial, industrial and household use.

Dr Duke says the group developed the process of integrating solar photovoltaic technology into roofing iron to drive down payback time, reduce cost and produce greater efficiencies.

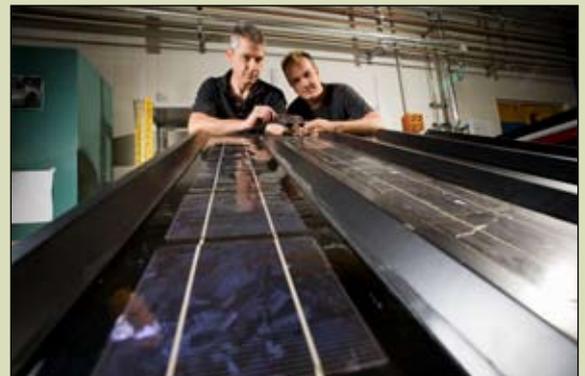
The photovoltaic system, which is made of silicon and other materials, responds to light and causes electrons to become excited and move through the silicon. This conversion of radiant energy from the sun into direct current electricity is known as the photovoltaic effect.

Trials have shown Solenza's system to be extremely efficient — up to 70% of the solar energy is converted into useful energy.

The built-in thermal cooling system ensures more solar energy is harnessed to generate electricity. Water is also heated as part of this process, a significant benefit as heating water accounts for up to 40% of a household's electricity bill.

Solenza expects to achieve further efficiency gains and increased energy yield through continued development of the integrated photovoltaic devices.

New Zealand has about 2000 hours of bright sunshine annually, so is well positioned to harness solar energy.



Waikato University's Dr Mike Duke (left) and PhD student Tim Anderson with the Solenza product. The new system incorporates solar energy and long-run roofing iron.

In energy terms, New Zealand's solar energy resource is about 4 kWh/sq m per day.

Solenza has already attracted inquiries from companies in the USA and India from parties interested in partnering to take the technology into those countries.

• For more info: **Ph Duncan Mackintosh,**



**021 339 945**

**On the web: [www.solenza.co.nz](http://www.solenza.co.nz)**

## network

providers, send their quote requests, and accept or reject a quote electronically.

The system also keeps track of changes and variations to the plans and quotes.

Trade and product suppliers receive quote requests with access to project details and the associated plans and documents. They can view the requirements, submit quotes directly and securely to the builder, and get quick feedback on whether a quote is won or lost.

When completed, projects can be archived for retrieval years later if required. The only payment due for using the system is a success fee based on a small percentage of the value of an accepted quote, payable by its supplier.

"Bestquote is designed to give builders a life after hours. It was designed by builders for builders to reduce the countless and often wasted hours preparing and organising their next building project," Mr Marr says.

He says Bestquote will continue to add extra functionality to the application to further support builders and their business administration needs.

• **For more info: Ph Bestquote, 0800 423 787**



**On the web:**  
[www.bestquote.co.nz](http://www.bestquote.co.nz)

## Revisiting payment claims under the CCA

*From page 30*

- it is left at that person's usual or last known place of residence or business in New Zealand,
- is posted in a letter addressed to the person at that person's place of residence or business in New Zealand, or
- it is sent in the prescribed manner, if any.

As the implications for not paying a payment claim or responding in the necessary way are serious, it is often the case that a payer will argue that service was never affected against them.

To avoid this, we would always recommend that a payment claim is served personally on a payer, preferably by a process server. In that way proof of service can easily be satisfied by way of an affidavit of service.

The other forms of service prescribed by the Act are more difficult to prove.



• **For more info: Ph Tim Bates, 09 360 2415**  
**On the web:** [www.legalvision.co.nz](http://www.legalvision.co.nz)

# Skills brokers highlight the value of training

**T**he recent introduction of a new team of skills brokers is one of the exciting new developments at the BCITO to ensure employers are equipped to make informed decisions about industry training.

The BCITO currently coordinates and manages apprenticeship training for more than 4000 employers, and understands the challenges to training.

Training has traditionally been seen as taking on a young apprentice. However, upskilling those already employed in the industry is equally important, to enable businesses and the industry to reach a sustainable level of qualified tradespeople.

Upskilling existing employees improves staff retention, and ensures businesses will be able to meet demand when the industry picks up.

With the increasing importance of staff productivity and retention in the current economic climate, now is the ideal time to invest in training.

Industry training today is more flexible than the old apprenticeship system, and most transactions take place onsite with a BCITO training advisor.

The team of skills brokers are able to assist employers who haven't previously worked with the BCITO.

They are available to talk to companies about training existing staff or taking on new apprentices, and the steps they need to take.

The skills brokers will also be spending time in schools

liaising with Gateway coordinators and other technology staff, and will be available to answer any other questions about industry training.

BCITO skills broker manager Graham Flanagan says there are many benefits of training, including:

- having a good mix of skills on your team from junior to more experienced senior levels,
- securing the future of your business with well trained people coming through,
- encouraging your staff to become qualified is a great incentive and improves your staff retention rate, a significant cost saving,
- an increase in productivity. Research has shown that even while training is taking place, overall productivity is greater,
- workplace training that can also improve the "bottom line" of your business by decreasing wasted time and materials, workplace accidents, recruitment costs and absenteeism, and
- securing the future of the industry.

"The BCITO welcomes the chance to work closely with businesses to help meet their training needs in this volatile market," Mr Flanagan says.

If you're not currently involved in training with the BCITO, but would like to find out more about how apprenticeships can benefit your business, phone 0800 4BCITO.

• **For more info: Ph BCITO, 0800 422 486**



**On the web:**  
[www.bcito.org.nz](http://www.bcito.org.nz)

**Add value and get more exposure for your products and services!**

**Advertise in Building Today and receive online space and live links on our web site — FREE OF CHARGE!**

**See inside back page for more details and call Mike Rynne on 09 426 2436**

**[www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)**

# Dunedin's Canny Carnegie Centre

Dr Kerry Rodgers contemplates the centenary of a southern legacy: a building and its people



*The original Dunedin Carnegie Library soon after completion, much as William McEwan, the first city librarian, would have beheld it on his first day of work in 1908, devoid of books, fittings and staff. In 1911, a new wing was added.*

**O**f the 18 libraries gifted to New Zealand by the late Andrew Carnegie, the most lavish was that of the City Of Dunedin. It was also one of the more controversial.

Perhaps Scots-born Carnegie had a soft spot for the Edinburgh-of-the-South, as he donated £10,000 towards its library in 1902. The next greatest amount scored in New Zealand was the £3000 that went to Timaru.

Early Dunedin had a library by 1859. It arrived via a route common in the new colony — the local Mechanics Institute and Athenaeum Society.

The frugal Dunedin City councillors were not ones to be rushed into spending rates on a public library. The Public Library Act came and went in 1869 and not the slightest interest was shown in the south to act upon it, unlike in all major European centres to the north.

In 1890 a group of concerned citizens formed a lobby group, the Dunedin Public Library Association. However, a public vote in 1891 for a dedicated library rate was lost by 942 to 843.

The Diamond Jubilee of 1897 provided the Association with an excuse to press its case. They approached Andrew Carnegie who offered his £10,000, provided the council guaranteed to contribute £700 per annum.

Importantly, as with all Carnegie's library bequests, the council had to guarantee the new concern would be established forever and a day as a free library.

The Association's success left the Dunedin Council gobsmacked. They remained lost for words for some months. When they did go public, they announced that they would not be taking any action until they had written to Carnegie and had him explain the precise meaning of the word "free" when juxtaposed alongside the word "library".

Other matters the council wanted clarified were:

- did all the £10,000 have to be spent on a library, as they felt you could get a library plus a museum for such a sum,
- could they not charge for lending to ensure replacement books could be purchased?, and
- did they really have to manage the library?

Carnegie's answers were a polite but terse: "Yes", "No", "Yes". The council had to comply precisely with the terms of the original offer if they were to get any money.

The canny burghers of Dunedin had no intention of letting £10,000 slip through their fingers. They accepted the money and all its conditions.

When it came to choosing a site, the Public Library Association was again to the fore. They lobbied successfully to have the library become part of a planned municipal precinct with a frontage on Moray Place.

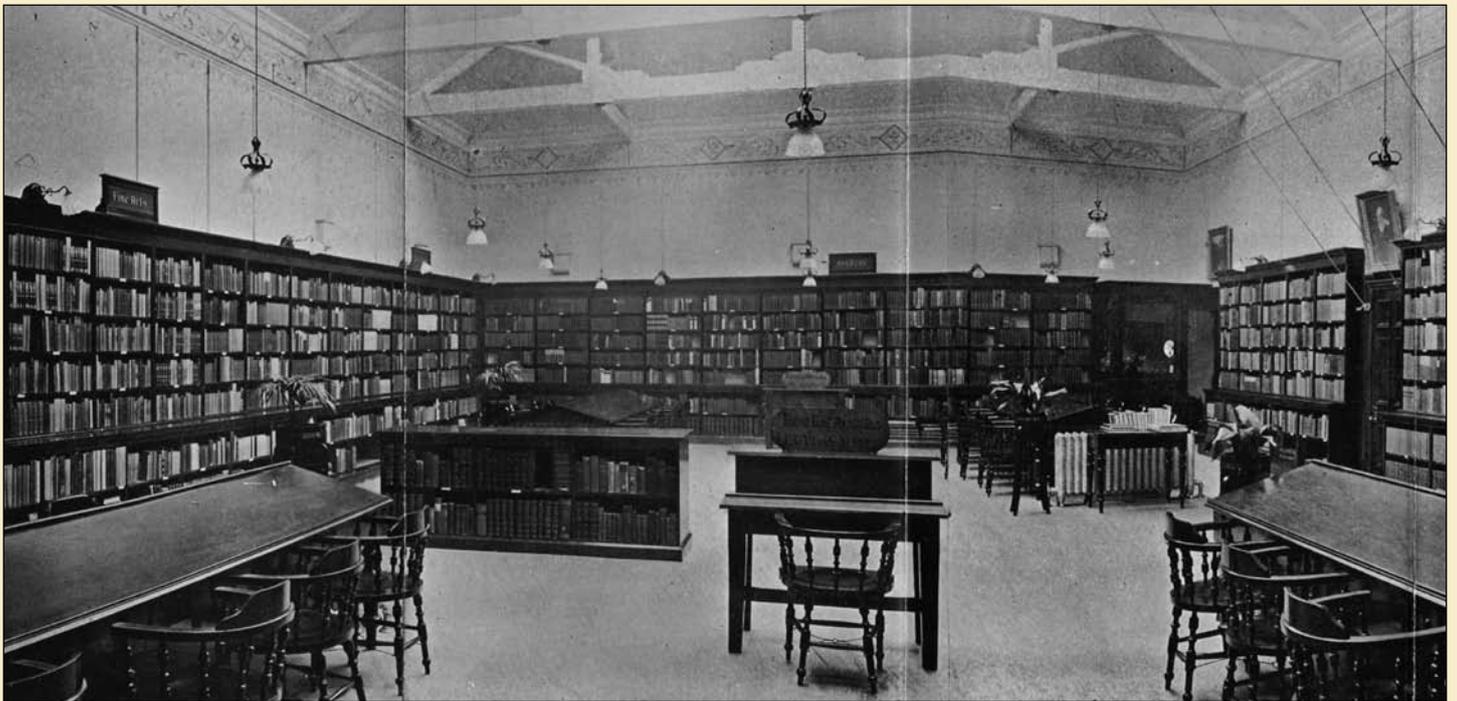
A nationwide competition was run for suitable plans. Twenty entries were received, with the winner Crichton & McKay from Wellington. A tender for construction was let in June 1906 for £9085.

As with all Carnegie's New Zealand libraries, Dunedin's building was one of substance in concrete, stone and brick. Shoddy constructions were abhorred by the philanthropist.

All plans and specifications had to be vetted by his staff before construction commenced. He hated waste space, such as foyers. His ideal was to ensure "the utmost amount of effectiv [sic] accommodation". The Dunedin building emulates this approach.

The local Athenaeum Society refused to have anything to do with any public library. They declined to surrender their books. And so it came to pass that when W B McEwan of Stirling, Scotland, took up his appointment as librarian on 27 May 1908, he found himself in possession of a shell containing no staff, no fittings and no books.

On the library's 21st birthday in 1929, the Otago Witness recollected how the Town



*Reading room, c. Post-WWI.*

Clerk had taken McEwan to the new building on his first day, turned the key in the lock, swung the door open and said: "Here is the library. For God's sake, tell us what to do with it."

McEwan set to from scratch. On 2 December 1908 he opened the reading room, with the library proper letting in the public on 22 November 1909.

He had few books, and a lending service did not get under way until 1911, thanks to a donation of 3000 volumes from the Caversham Library Committee. Nonetheless, McEwan managed to turn it all around, and when he retired in 1933, more than 330,000 loans had been serviced in the previous 12 months.

It was McEwan who trained the redoubtable Miss Culverwell who was appointed chief librarian of Timaru's Carnegie Library in 1913, the first woman to gain a senior appointment in a male-dominated area.

Her appointment ahead of 112 other applicants was sufficient a rarity to earn comment in the monthly *American Library* journal, while the *Timaru Post* was agog.

It editorialised on the matter, reporting that, "people in the street" were concerned how the selection of a woman was preventing a married man with a family from obtaining a living.



*Dunedin Carnegie Free Library staff c. 1910. The intrepid William McEwan is seated in the centre. To his left is the redoubtable Miss Culverwell, soon to leave to take up her position as chief librarian at Timaru, the first woman in New Zealand to hold such a position.*



*Today, Dunedin has a new public library. The Carnegie building has achieved a new lease of life as Dunedin's Carnegie Centre. It contains the rehearsal room for the Southern Sinfonia (formerly the Dunedin Sinfonia), Fortune Theatre wardrobe hire, a hairdressing salon, rooms for teaching music and dance, and an Indian restaurant.*

# Revisiting payment claims under the Construction Contracts Act: Service

Tim Bates and Francesca Collins of Auckland law firm Legal Vision examine what constitutes valid service of a payment claim under the CCA 2002.



**T**he Christchurch High Court decision of *Arnold Jensen (2005) Ltd v Trevor James Bills & Others* (CIV-2008-409-001349) covered the issue of what constitutes valid service of a payment claim under the Construction Contracts Act 2002 (CCA).

Whilst Justice Fogarty ultimately refused to allow an appeal of this matter from the Christchurch High Court to the Court of Appeal, the case does serve as a timely reminder to those involved in the construction industry that compliance with the service provisions of the CCA is vital.

Failure to serve a payment claim in accordance with the provisions of the CCA will often mean any resulting litigation will be unsuccessful.

## The factual case

In this case, the Applicant, *Arnold Jensen (2005) Ltd* (*Arnold Jensen*) was a contractor who obtained summary judgment of \$52,579.75, together with

interest, against the respondent under the CCA.

Summary judgment is appropriate where payment claims have been validly served on a party and that party has not, within the statutory time limit, filed a payment schedule in response, showing the sum in dispute.

What makes this case different is that, originally, *Arnold Jensen* had not served the respondent with payment claims that satisfied the criteria of the CCA, as they were not accompanied by the Notice to Residential Occupier.

Despite this error, the parties engaged legal representation and opted to attend alternative dispute resolution (ADR) over the sum in dispute.

Alternative dispute resolution failed, and the applicant then took the opportunity to reissue the payment claims, together with the required Notices to Residential Occupier.

The compliant payment claims were posted to the Post Office box of the respondent who was overseas at the time. Upon his return, the respondent sent the payment claims to his solicitors who filed a payment schedule outside of the statutory time limit.

The applicant then obtained summary judgment in the District Court on the basis that valid payment claims had been served and not responded to appropriately.

On appeal, the High Court looked at s80 of the CCA which deals with the service of notices and held that in the course of the ADR process, the respondent had appointed a solicitor and prescribed service on his solicitor — the applicant was required to serve the payment claims on the respondent's solicitor and could not take advantage of the alternative means of service under s80 of the Act.

The High Court set aside the judgment in favour of *Arnold Jensen*.

The applicant then appealed to the High Court on the basis that the court had been incorrect in its interpretation of s80 of the CCA.

The right to appeal is underpinned by the notion that the appeal must raise some question of law or fact capable of serious argument and involve some interest, whether public or private, of sufficient importance to

outweigh the cost and delay of a further appeal.

Whilst Justice Fogarty agreed that the issues raised by the applicant on appeal, including the need for a justification as to why the High Court determined that a "prescribed manner" displaces the alternative methods of service set out in s80 of the Act, were of some public interest.

Ultimately, the cost factor involved in appealing a \$52,579.75 claim that had already been through ADR, the District Court and the High Court was too high.

## Service provisions of the CCA

The case highlights how important it is to serve a payment claim in accordance with the Act. When serving a payment claim under the CCA, there are two important sections that must be considered.

The first is s20, which outlines the requirements for the payment claim itself.

In summary, a payment claim must:

- be in writing,
- contain sufficient details to identify the construction contract to which the progress payment relates,
- identify the construction work and the relevant period to which the progress payment relates,
- indicate a claimed amount and the due date for payment,
- indicate the manner in which the payee calculated the claimed amount, and
- state that the payment claim was made under the CCA.

In addition, any payment claim served on a residential occupier must be accompanied by an outline of the process for responding to the claim, and an explanation of the consequences of not responding to the claim and/or not paying the claimed amount.

Once a payment claim has been prepared, it then needs to be served in accordance with s80 of the CCA, which stipulates that a notice or document under the CCA is sufficiently served if:

- it is delivered to the person,

*Continued page 27*



**LegalVision**

**At Three Lamps Lawyers**

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

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

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

# What's On the Web?

www.buildingtoday.co.nz

Add value and get more exposure for your products and services!

Advertise in Building Today and receive online space and live links on our web site

## FREE OF CHARGE!

For more details call Mike Rynne on 09 426 2436



## Subscribe to Building Today

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

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

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

Name:

Company:

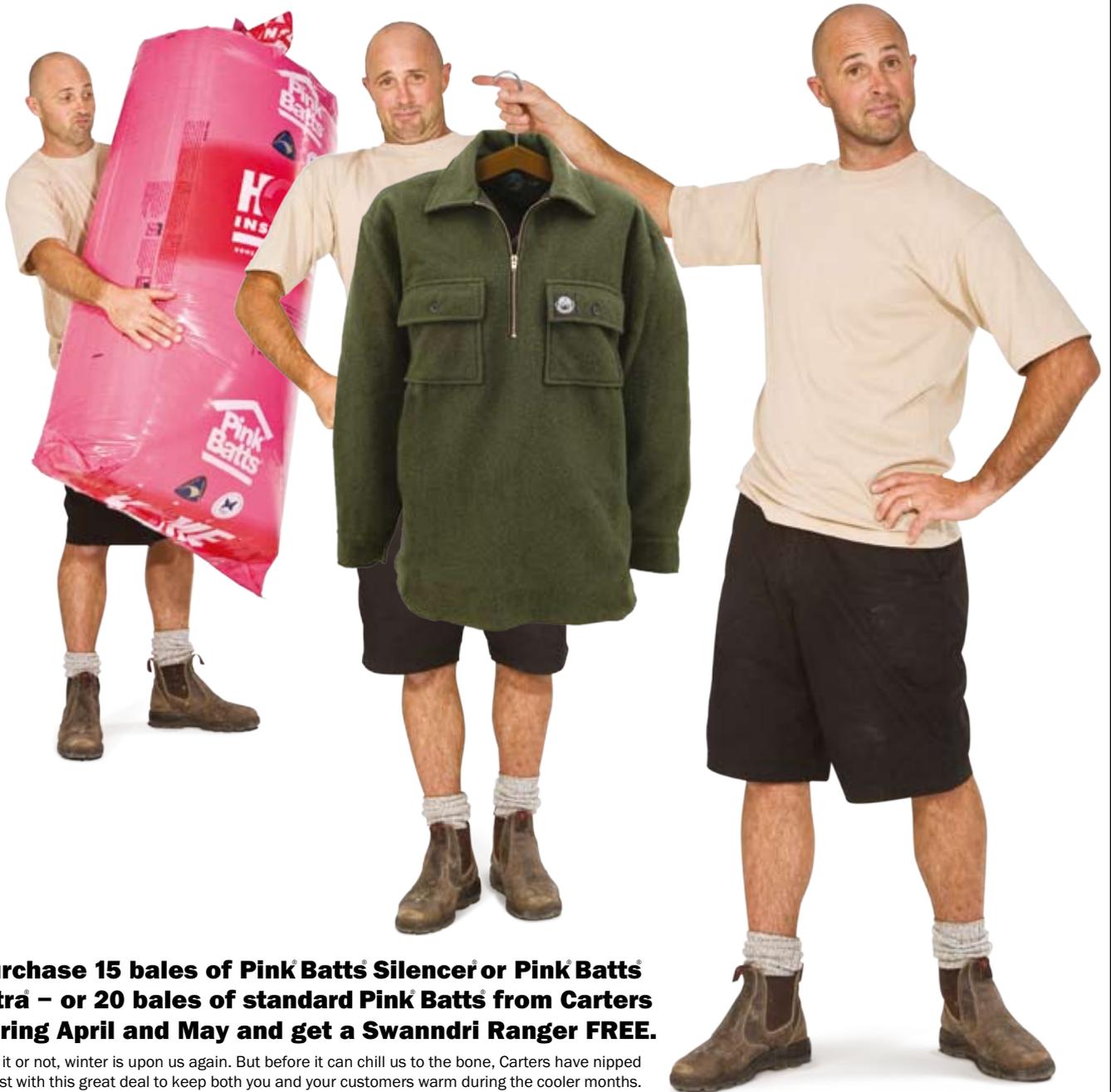
Address:

Type of business:

Signature

Date:

# “Buy Pink Batts® from Carters and that’s your winter wardrobe sorted!”



**Purchase 15 bales of Pink Batts® Silencer or Pink Batts® Ultra – or 20 bales of standard Pink Batts® from Carters during April and May and get a Swandri Ranger FREE.**

Like it or not, winter is upon us again. But before it can chill us to the bone, Carters have nipped in first with this great deal to keep both you and your customers warm during the cooler months. So every bale of Pink Batts you buy during the next couple of months will not only help keep your customers’ homes warm, but it’ll help keep you rugged up against the cold as well. Contact your Carters representative or your local Carters branch to find out more.



Purchases on qualifying product to be made during April and May 2009, entry is automatic on invoices raised for trade account holders only and can be accumulated over the two months. Standard Pink® Batts®: R1.8 Wall, R2.2 Wall, R2.4 Wall, R1.8 Ceiling, R2.2 Ceiling, R2.6 Ceiling, R3.2 Ceiling, R3.6 Ceiling, PinkFit® installations of equivalent bale amounts are included, apart from those taking up the Energywise “Be Snug” offer. Limit of one Swandri bushshirt per qualifying customer, distributed in June – a Carters representative will be in contact at that time to confirm sizing.