

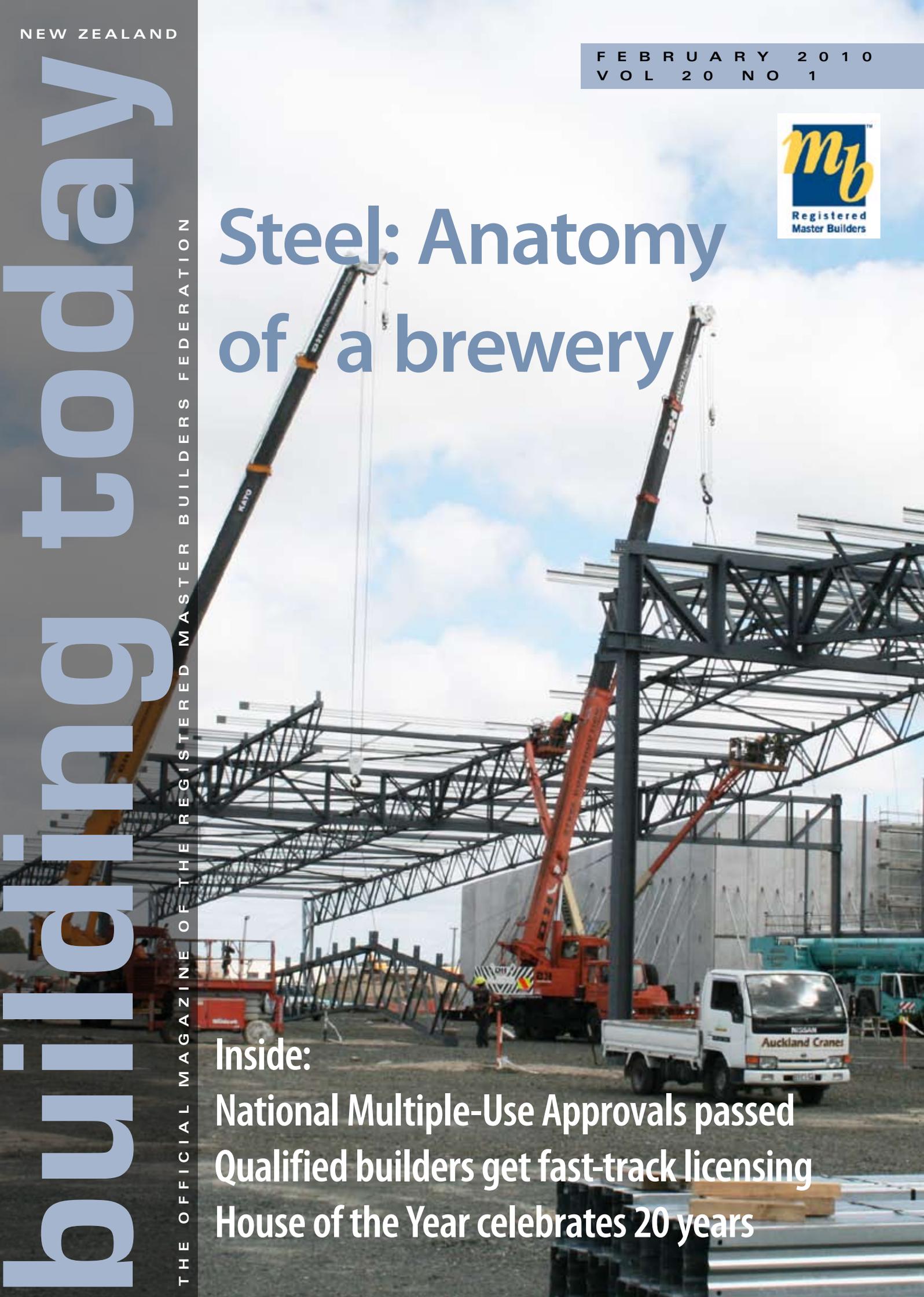


building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

Steel: Anatomy of a brewery

Inside:
National Multiple-Use Approvals passed
Qualified builders get fast-track licensing
House of the Year celebrates 20 years



UNBEATABLE



New NAVARA Range
More choice than ever before
with 2 new models

New NAVARA RX

2WD Turbo Diesel
Double Cab Wellside
6-Speed Manual or
5-Speed Automatic
From \$41,450 + onc

New NAVARA ST

4WD Turbo Diesel
Double Cab Wellside
6-Speed Manual or
5-Speed Automatic
From \$52,450 + onc

NAVARA ST-X

2WD Petrol/Diesel
4WD Petrol/Diesel
Double Cab Wellside
6-Speed Manual or
5-Speed Automatic
2WD from \$46,450 + onc
4WD from \$56,450 + onc

www.nissan.co.nz

SHIFT the way you move



NISSAN NAVARA CONCEPT

inside this issue

RMBF News 4-12

New RMBF Guarantees; House of the Year turns 20

Industry News 14-20

Licensing changes; MultiProof building consents; Industry on the way up

Green Building 28

We take a look at the Geyser building in Parnell, Auckland

Future Proof Building 29

Security and Automation

Steel 30-32

Lion Nathan's new \$250 million manufacturing and warehouse facility

Products 35

Window suite

Columnists 36-38

Christchurch's AMI Stadium; Company directors and personal liability

building today

2010 looks to be a year that will see much change in the New Zealand construction industry, thanks to some overdue commonsense Government initiatives. *Building Today* examines MultiProof, a new streamlined national multiple-use approval service, which promises to save much needed time and money in the consent process for consumers and builders.

And from the middle of this month qualified builders and tradespeople will find it easier and cheaper to get licensed with the streamlining of the licensing application process.

The RMBF has announced new Guarantee products and supply partnerships that promise to add great value to membership of the country's flagship construction organisation.

And, finally, RMBF chief executive Warwick Quinn tells us that from a consent perspective the outlook for the industry is looking a lot brighter than at this time last year.

So there's nothing more to do except rip into it!

Andrew Darlington
Editor



Find out how steel played a big part in the construction of Lion Nathan's new \$250 million manufacturing and warehouse facility.

cover story 30-32

Publisher:

Taurean Publications Ltd
P O Box 35 343, Browns Bay, North Shore 0753
Top Floor, 39 Anzac Road,
Browns Bay, North Shore 0630

Editor/Advertising Manager: Andrew Darlington

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

E-mail: andrew@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

Activity outlook brighter this year

Happy New Year to you all and here's hoping 2010 will be better for you than 2009.

From a residential building consent perspective the outlook is certainly brighter than at this time last year. We are cautiously optimistic that the numbers will slowly improve as the year progresses, but the improvement in this sector is still fragile and delicately balanced.

There are various thoughts on the number of new homes that will be consented in 2010. Some are saying as high as 20,000 while others are more conservative at around 17,000.

Whatever the number is, almost all are predicting higher levels of activity than in 2009 and that is good news, although it is still well below the sort of numbers we need to be building to maintain our long-term housing stock.

2011 and 2012 are shaping up to be potentially quite busy years (all things being equal), and this coincides with a number of other things happening in this area that may place further pressure on capability.

Restricted building work and the licensed builder practitioner scheme becomes compulsory in March 2012. By that stage the Government may have developed a leaky building resolution package with territorial authorities and home owners to repair these homes.

While this means plenty of work it gets us back into the boom/bust cycle, and we may have to stretch our



capacity to cope. But I guess we will just have to wait and see.

The non-residential market has held up reasonably well during the recession, and there has been a significant amount of investment in government and local authority infrastructure, sports stadiums, community structures and the like.

However, the outlook for the next while is a lot softer, with reduced investment particularly by the private sector. The number of larger consents in the system at present is few and, as these have a long lead in time, it is likely to be the best part of 12 to 18 months before we see anything of note.

We hope the existing projects are enough to see the commercial sector through this quiet period.

On the regulatory front, a number of initiatives will be launched (or have already been launched) in the early part of this year, including:

- The National Multiple-Use Approvals process went live on 1 February. This is where a standard design repeated many times only requires one consent (issued by the Department of Building and Housing) so it does not require council approval each time — though the council will need to consider resource consents and site-specific matters.
- The Government has recently issued the Building

(Minor Variations) Regulations 2009. These also came into force on 1 February.

A minor variation is defined as "a minor modification, addition or variation to a building consent that does not deviate significantly from the plans and specifications to which the building consent relates".

This means an application for a minor variation does not have to be made in the prescribed form, and the building consent authority that grants a minor variation does not have to issue an amended building consent for it.

- The Government has also reviewed the LBP scheme and streamlined the application process and the number of licenses. The new application process will be launched this month, and we are informed it is faster and cheaper than what was proposed.

We are pleased if this is the case, as we made extensive submissions to the Government that the regime needed to be simplified.

- Work on the review of the Building Act will go on throughout 2010, and we will continue to work with the Government on it and let you know where things are heading as they develop.

* * *

The Registered Master Builders annual conference is being held in Napier from 8-10 April. We have an exciting list of speakers with a series of workshops aimed specifically at helping you improve your business.

Jonathan Ling will share with us what Fletchers did to weather the recession so well, and their outlook going forward.

We have other topics of high interest, such as:

- Calculating your worth, and project and succession planning, with Paul Lawrence from Master Builders Association NSW,
- Leaky buildings — what you need to know and do if you ever face a leaky building claim, by construction litigation specialist Adina Thorn LLB (Hons) and Bprop, and
- Growing your business and improving profitability — plus a lot more.

This is an event you should not miss, and I would encourage you all to attend. Register at our web site: www.masterbuilder.org.nz.

Proactive apprentice gets ahead

Hamilton builder Justin Clark says simply entering the Apprentice of the Year competition shows you are a motivated apprentice and sets you apart from the rest.

Justin was awarded third place in the national Registered Master Builders Carters 2009 Apprentice of the Year in October last year.

"I was surprised at my success but knew I'd given it my best shot, so I had a bit of faith that I might do all right," Justin says.

But Justin wasn't always planning to be a builder. He started out studying to be an electrician and had a part-time building job over the holidays. When he completed his studies he returned to his part-time "hammer hand" job with GV & BR Membership and realised building was what he really wanted to do.

"I decided that electrical work wasn't really my thing. I love being outdoors and I'm often using my hands on a wide variety of projects," he says.

Justin's boss Graham Membery offered him a building apprenticeship at the end of 2006, and he completed his training in mid-2009.

He says he was always going to enter the competition towards the end of his apprenticeship, but his BCITO training advisor and his boss "gave me the extra encouragement to see it through".

"I put a fair bit of time into my entry form and had a couple of goes at drafting the answers before completing the final form to make sure I got it just right."

He says winning the Waikato Apprentice of the Year was a real buzz, and he found the awards night a lot of fun.

"I was a little nervous at the local event, but in the end I really enjoyed myself," he says.

All regional winners in the 2009 Apprentice of the Year competition received a prize pack, including participation in a specialist Outward Bound leadership course, and either a study grant of up to \$2000 in value or a Carters voucher for a substantial purchase valued at up to \$1500, along with tools and a set of building codes from the Department of Building and Housing.

"I was really happy with my prizes — I needed a bunch of new tools at the time so they were perfect," Justin says.

"The prize I am most excited about is the Outward Bound course. I have talked to past apprentices who have done this course and they've raved about it — I can't wait!"

Justin says he would strongly recommend anyone who is training in the industry to enter the Apprentice of the Year competition because "they've got nothing to lose".

"I knew a bunch of really talented apprentices who had the potential to go somewhere in this competition but they didn't bother to enter. That's why my success means something — I'm not only a good tradesman but I've got the drive and ambition to really make

REGISTERED MASTER BUILDERS

APPRENTICE OF THE YEAR

IN ASSOCIATION WITH **CARTERS**
Your Building Partner



Justin Clark was awarded third place in the national Registered Master Builders Carters 2009 Apprentice of the Year in October last year.

something out of it."

Entries for the 2010 Apprentice of the Year will open the week commencing 5 April. For further information go to www.masterbuilder.org.nz, www.bcito.org.nz or www.carters.co.nz.

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: Kimberley Sexton 027 292 5014
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 Morriss 03 577 6638
Nelson: Karen Lane 021 749 091
Otago: Rowan Howie 03 455 5165
Rotorua: Jacki Parr 07 332 3625
South Canterbury: Trish Harris 03 684 5005

Southland: Jenny Pascoe 027 432 8065
Taranaki: Gary Lord 027 448 2332
Taupo: Rob McKnight 027 444 2420
Tauranga: Lani Christensen 07 577 0628
Waikato: Colleen Walker 07 853 7012
Wairapa: Angeline Colquhoun 06 378 8008

Wanganui: Terry Lobb 06 343 1044
Wellington: Gerald Rixon 04 381 2850
Westland: Jo Donaldson 03 789 4191
Whakatane: Shelley Morgan 07 312 6291

RMBF Regional Service Team:

Wally Walters: Auckland South, Coromandel, 027 480 4055
Grant Hayes: Auckland North, Whangarei, 027 285 9516
Bob Bringans: Tauranga, Waikato, Rotorua, Whakatane, Taupo, 027 496 1050

Peter Philipson (New Zealand Regional Service Manager): Wellington South/Central, Manawatu, Taranaki, 027 484 6207
Darryl Fawcett: Wellington North, Kapiti, Wairapa, Hawke's Bay, Gisborne, 027 457 4146

Ian Gould (Southern Region Manager): South Canterbury, Otago, Gore, Southland, 027 435 7397
Peter Winchester: Nelson, Marlborough, Westland, Canterbury, Ashburton 027 472 2226

Multi-use consents welcomed

By RMBF president
Brent Mettrick

I recently attended the release of the new multi-use consents scheme (now named MultiProof) at Parliament.

This is a system that will help a lot of builders achieve efficiency otherwise not available. In short, it should increase the speed of commencement for many new homes.

We all know "time is money", and this is never truer than in building. This system allows those who repeat plans to have one approval and to re-use it throughout the same or other areas in New Zealand.

However, there is a far wider use for this system, and that is the ability to standardise design and construction.

New Zealand is far too used to bespoke design and all the problems that this brings, such as lack of adaptability caused by a supply chain that has to build flexibility at every step.

It's important to note that the MultiProof approvals will



not replace the requirement for consents, but they will greatly reduce the processing time required by councils because the structure will already be deemed to comply with the building code.

Well done to the Minister on passing this through. I only hope it achieves all that we and you hope.

The value of a home to NZ Inc

It's intrinsically Kiwi to want to own our own home. The hard part is ensuring that those homes remain affordable.

Every Government over the decades has tended to play with the housing market. Why is this?

With talk of increasing interest rates, reinstating land tax (phased out in the late 1980s), resource management fees, increasing GST, reducing depreciation, and Capital Gains Tax on second homes — are these mechanisms really designed to keep a cap on house prices or will they continue to make owning homes further out of reach?

We know the Government has to keep an eye on affordability but too much interference can have unintended consequences.

An example of this is what's being experienced in Australia where more than half of the first home buyers who were enticed into the market with Government grants are forecast to fall into the mortgage stress category by the end of 2010.

If we have an oversupply the price goes down and affordability benefits. If we have an undersupply the price goes up. If simple market forces were allowed to happen, we would all be better off.

Housing is at an all time low. I suggest it gets left alone.

What are you warranting?

By RMBF in-house counsel
Leoni Carter

Product warranties can be a real burden to the builder. All is usually well when you are asked to use a product that has a great track record and is backed by a reliable and solvent manufacturer.

However, problems can arise when new or unique building products are specified. As head contractor, you bear the liability for the performance of that product — and you cannot contract out of it. The Building Act 2004 contains implied warranties that all materials to be supplied for use in the building work:

- (i) will be suitable for the purpose for which they will be used, and
- (ii) unless otherwise stated in the contract, will be new.

You can meet these requirements by using a suitable product and ensuring it is installed correctly.

"Suitable" means it will perform as required by the Building Code (B.2.2 Durability, for one). Who decides if the product specified is suitable?



There are quality assurance regimes in place in New Zealand that can assist in getting that peace of mind. Products bearing the CODEMARK® logo are certified as complying with the Code. BRANZ appraisal certificates will do the same job.

You must also ensure the product is installed in the correct manner and according to the technical literature provided. If "accredited" or "approved" installers are recommended then ensure you use them.

That's the first step in ensuring your work will meet the Act and Code and, therefore, the warranties. The next is to consider what recourse you or your client may have if the product itself proves to be faulty.

A product warranty offered by the manufacturer is no use to you if it turns out the warranty doesn't apply to New Zealand or the manufacturer has gone into liquidation. It certainly won't help if a problem occurs

after the warranty period ends.

There is a disjunct between the length of time a warranty may apply and the length of time you are exposed to a claim based on the Building Act's implied warranties.

A warranty is typically one to three years, whereas a claim can be brought under the Building Act for up to 10 years. Something to consider is having adequate insurance to cover you for a claim.

Be aware of these issues, and be prepared to discuss them with your client. Ask yourself these questions:

- If the client needs to repair or wishes to renovate, will they still be able to get the product?
- How long has the manufacturer/distributor been in business? Are you aware of any issues that have surfaced in the media or trade networks?
- Which regions does the warranty apply to? Some new products being brought into New Zealand say they have a warranty but it only applies to other countries!
- Is the product locally available or do you have to order it from overseas?

If both of you turn your minds to these questions you will be fully informed in your choices. You cannot contract out of the implied warranties, but you can prevent the client from suing on the warranties if you prove they had the requisite knowledge — ie, that they knew the risk of choosing that product.

Waikato helps hydrotherapy fund raising

The Waikato Registered Master Builders Association believes in supporting the local community, and recently raised nearly \$600 for the Hamilton Hydrotherapy Pool Charitable Trust at its annual golf tournament recently.

The Trust is aiming to raise \$1.2 million to construct a purpose-built hydrotherapy pool located at Waterworld in Te Rapa.

Hydrotherapy is exercise in water that is heated to 33° to 35°C to help people regain or maintain physical function and strength. It also has positive psychological, physiological and social benefits.

"We have an annual golf tournament and choose a different charity each year to support," Waikato RMBA's Colleen Walker says.

"Each year, our aim is to support one of the local Waikato charities."

This year the Association chose to run its golf day at the Waitomo Golf Club. It's a fun day out for all, and includes prizes for closest to the pin, betting holes, raffles, food and drinks and, of course, a round of golf too!

"This year we had 110 players on the course, made up of local builders and other tradesmen from the area," Colleen says.

Registered Master Builder Andrew Proudlock from AP Developments and Waikato Concrete Crushing had good reason to support the 2009 golf tournament. His wife suffers from rheumatoid arthritis, so he understands the benefits of heated hydrotherapy pools for people with chronic pain.

"Having access to a heated pool will help with my wife's movement and give her the chance to exercise in a supportive environment," Mr Proudlock says.

Andrew's business, Waikato Concrete Crushing,



Some of the young guys tee off at Waitomo Golf Club.



Waikato RMBA president Colin Bertram presents the cheque to Hydrotherapy Pool Charitable Trust chairman David Peart.

sponsored a hole at the tournament, and he's offered the use of his diggers and trucks at no charge to help out when the construction begins in 2010.

We look forward to keeping track of developments at the hydrotherapy pool, and will be featuring a follow-up story in a future issue of *Building Today*.

Thanks to Waikato Registered Master Builders for their continued support of their local community. If you'd like to know more about how you can support the Hamilton Hydrotherapy Pool Charitable Trust, visit www.hydrotrust.co.nz.

Memorial cup presented by Waikato

The Waikato Registered Master Builders Association was proud to present the Ian Gillett Memorial Cup to its top Waikato Master Builders Apprentice for 2009 recently.

The recipient of the award was Alex van de Wetering, employed by Livingstone. The cup recognises excellence in an up-and-coming Registered Master Builders Apprentice.

Alex also placed second in the recent Apprentice of the Year competition for the Waikato region.

His employer, Livingstone site manager Neville Davy, describes Alex as a team player who works hard and is not afraid to tackle any task head-on.

BCITO training advisor Graham Boswell says he is a confident young carpenter who is developing into a great leader, and who leads by example.

Alex believes his attention to detail and dedication to excellence stands him in good stead for his future in the industry.



Alex van de Wetering (centre) with Livingstone director and resource manager Peter Clarke (left), and apprentice co-ordinator David Stockman.

Range of new initiatives as House of the Year celebrates 20 years

The Registered Master Builders House of the Year, in association with PlaceMakers, will celebrate its 20th year with a range of new initiatives in 2010.

Two of the most significant new features this year are a Supreme Award for renovations sponsored by PlaceMakers, to be chosen from the winners of the three renovation categories, and the introduction of a platinum award for companies that have received five or more national awards.

Other initiatives will focus on the competition's history at the regional House of the Year events, including a celebration of significant members' achievements over the past 20 years, and saluting previous supreme award-winning members and projects.

Humble beginnings

From humble beginnings in 1991, with just 120 entries across four categories, the awards last year featured an impressive 548 entries across 25 building categories covering new homes, renovations, sustainable building and commercial projects.

Registered Master Builders Federation chief executive Warwick Quinn says the House of the Year has set the



benchmark for building standards in New Zealand for the past two decades, and the 2010 competition will no doubt raise the bar yet again.

"Whether a building project is a home renovation or a multi-million dollar office complex, Registered Master Builders have proven that they are unmatched when it comes to professionalism and quality workmanship," Mr Quinn says.

John Beveridge, chief executive of principal sponsor PlaceMakers, says the company's association with the House of the Year is a source of immense pride.

"Builders do more than just construct new homes and offices. They create environments that New Zealanders live, work and play in — today and in the decades to

come," Mr Beveridge says.

"That's a hugely important social and economic contribution to our country. And given that building accounts for 5% of New Zealand's GDP and 8% of employment, and is a key foundation industry of our economy, it makes this competition even more relevant," he says.

Among other changes to the competition are modifications and additions to price ranges for the new home categories, which can be viewed on the House of the Year web site at www.houseoftheyear.co.nz.

Entries are now open in the Registered Master Builders 2010 House of the Year and RMB Commercial Project Awards.

Hard copy entries must be received by 5pm, Friday 26 February, with online entries closing at midnight on Sunday 28 February.

The 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, the Department of Building and Housing, and Meridian.

For further information about the competition or to enter, visit www.houseoftheyear.co.nz or www.rmbcommercial.co.nz, or click through from the Registered Master Builders Federation web site at www.masterbuilder.org.nz.

Register on-line now for the

Registered Master Builders Federation Conference

"Knowledge is Power"

Napier War Memorial Conference Centre - Napier 8-10 April 2010

Take some time out with your family and join us for the RMBF Conference 2010. Have a great time catching up with your fellow Master Builders in one of the country's most beautiful destinations. We have a fantastic line up of speakers, business sessions and workshops aimed at providing you knowledge to ensure your business continues to grow and succeed. We will have our usual array of fabulous social events planned to make the most of what the spectacular Hawke's Bay has to offer.

Register now on-line at www.masterbuilder.org.nz

Platinum Sponsor

Gold Sponsors

Silver Sponsors

Buy NZ made with **James Hardie®** and **WIN***

Spend \$500 on James Hardie®
HardieFlex™ Sheet, James Hardie
Soffit Lining or Tile and Slate
Underlay at your local Building
Merchant and you could WIN a trip
for YOU and THREE MATES to

LONDON IRB Sevens at Twickenham 22-23 May 2010



Hosted by ex New Zealand player Mana Ashford.
INCLUDES: Return Airfares. Transfers. Accommodation for 5 nights.
Breakfast Daily. Tickets to The Sevens.

*For more information go to:
www.jameshardie.co.nz

To enter text your invoice
number to: 2633

Promotional period 1st February to 31st March 2010



Ask James Hardie™
Call 0800 808 868
www.jameshardie.co.nz



James Hardie
a smarter way™

Making a splash

The construction of a large swimming pool complex for the Queenstown Lakes District Council was always going to turn heads, but Naylor Love (Central Otago Division) has done more than that with Alpine Aqualand.

The complex in Frankton, Queenstown, was deservedly awarded the RMB 2009 Commercial Project of the Year.

Alpine Aqualand boasts a number of impressive features, including a 25m lap pool, separate learners and toddlers pools, a large leisure pool linked with a 37m-long "lazy river", two hydro slides and a "mountain" with a waterfall streaming into the leisure pool.

Naylor Love contract manager for the project Nick Courrane says Alpine Aqualand was one of the most complex jobs the company has taken on in the Queenstown region.

"There were plenty of jokes around the office about whether it was possible to complete the project!" Mr Courrane says.

"In all seriousness, we knew the project was going to be extremely challenging from the outset, and that we'd need all hands on deck to ensure we were delivering a top quality complex."

All hands on deck couldn't have been more true. He remembers that "literally everyone in the office had a part to play on the Aqualand Project".



Winner of the RMB 2009 Commercial Project of the Year was Naylor Love (Central Otago Division) for the Alpine Aqualand project in Queenstown.

Naylor Love won the tender, but was required to submit further cost breakdowns that were subject to negotiation by the council.

"The client was focused on achieving an environmentally-friendly and economically-feasible complex. We, together with the project architect, ASC Architects, engineers LHT Design Ltd, and the council's project manager Ken Gousmett worked hard to make this possible," Mr Courrane says.

Naylor Love was given a tight but achievable time frame of 16 months in which to complete the construction. The project's foyer had to be complete for the 2007 winter festival and,

despite some issues with heavy snow, this and the rest of the project were both delivered on time.

Mr Courrane says with the appointment of the project team — Rob Darby as project manager and Chris Jackson as site manager, the project plan developed considerably from the original, as did Naylor Love's construction technique.

"A couple of months into the job we saw a number of areas where we could achieve efficiencies and, as a result, altered the way we were constructing the complex," Mr Courrane says.

The success of the project was due to the close coordination of all the major players in the project team — Naylor Love, ASC Architects and LHT Design Ltd — and the teamwork of Naylor Love with its extensive number of subcontractors, including filtration specialists and other specialised subtrades.

The whole Naylor Love team was rapt with its big win at the RMB Commercial Project Awards, but particularly site manager Mr Jackson.

Mr Courrane says out of all the major projects the company worked on in recent years, it is particularly proud of the Alpine Aqualand project.

"It is a top quality facility and it will be around for community use for years to come. It feels good to drive past and know we made it happen."





Following the plan

Philip Leach of PSL Construction says building big architecturally-designed homes has always been his plan.

After taking out the PlaceMakers Supreme Award at the Registered Master Builders 2009 House of the Year for a new home valued at more than \$1 million, it looks like his vision has been realised.

Mr Leach, owner of Auckland-based PSL Construction, says his team was excited when they landed the construction job for a three-storey, open plan family home in Glendowie designed by Pete Bossley Architects.

"We were really happy to have secured a project of this nature — something that would really keep us on our toes," Mr Leach says.

The property, which boasts views across Karaka Bay out to Browns Island and around to Musick Point, garnered a glowing review from members of the national judging panel who said it was "exceptionally designed and crafted", and added that "the degree of difficulty and detailing required of the builders was a real test of their skills".

Mr Leach admitted the build did have a high degree of difficulty, which provided some real challenges for his team.

"The cedar baton wall inside certainly took a bit of thinking, and required a couple of trials before we felt confident enough to construct it," he says.

"And because it was such a big build, another major challenge was protecting the finished elements within the house and making sure nothing was missed out."

One aspect the team particularly enjoyed was the variety of construction techniques required to create the finished home.

"There was a great deal of masonry, steel, concrete and timber framing work involved, which made the construction of the property very interesting."

PSL had an average of eight builders on site at any one time during the project, and this swelled to more than 25 when subcontractors were called in. The home took just under two years to complete.

Mr Leach says building has always been the "obvious" career choice for him, even when he was young.

He started a carpentry apprenticeship in 1987 and, after working for a building company for seven years and a stint of labour-only work, he "nervously" went out on his own in 1996.

Since then, PSL Construction has gone from strength to strength, and winning the top award at last year's House of the Year was a real highlight.

"Winning the award showed we are a company that can think outside the square and still achieve great results," he says.

"The effect the win has had on our company's reputation has been subtle but lasting.

"There is a real feeling that the industry and

our target market know what we are about now."

PSL could well be taking another shot at the top spot in 2010.

"We've got another special build we might enter this year so here's hoping we can prove our worth again!"



Winner of the PlaceMakers Supreme Award and 2009 House of the Year was PSL Construction Ltd for this property in Glendowie, Auckland.



New RMBF guarantee products launched

Master Build Services Ltd (MBS) has announced the introduction of two new guarantee products on to the market.

The new products, named Premium and Classic, cover a term of 10 years and have an increased total cover of \$500,000.

MBS chief executive Warwick Quinn says MBS has recognised a need in the market for products that more realistically meet the needs of consumers while also addressing the Government's indications around potential compulsory home warranty schemes.

"We extensively researched the market which confirmed that the building public is receptive to these products and gave us an indication of what they would expect to pay for them," Mr Quinn says.

The Premium guarantee covers loss of deposit, non-completion, workmanship and material defects, structural defects, and rot and fungal decay

The Classic guarantee covers workmanship and material defects, structural

defects, and rot and fungal decay

Members are already selling the new products, with the first one being sold in Auckland. Registered Master Builder Glenn McBeth from Solid Homes says "it was an easy sell to the client — just had to tell them that the guarantee gave them better cover".

MBS believes these two new products are the best of their kind available in New Zealand and, importantly, offer Registered Master Builders a distinct advantage in the marketplace.



MBS chairman Kevin Stanley (right) presents Glenn McBeth with a prize of a Bosch Rockbox for the first new guarantee sold.

RMBF secures GSB supply partnership

The RMBF is thrilled to announce a new supply partnership arrangement with GSB Supplycorp (GSB), New Zealand's largest specialised commodity broker.

Registered Master Builder members can now benefit from the buying power of GSB's aggregated supply contracts that equate to a combined spend of more than \$700 million per annum through its 3000 members.

This means substantial cost savings through a number of suppliers, both industry-related and for the day-to-day running of an RMB's business.

"We pride ourselves on offering our members the best benefits we possibly can," RMBF chief executive Warwick Quinn says.

"Any cost savings we can procure for our members are important to us, and this partnership with GSB is a bit of a coup in that regard.

"The RMBF is the first industry organisation that GSB has worked with, and we're absolutely stoked to be able to bring this arrangement to our members."

Significant to what's now on offer are the extremely competitive prices for most motor vehicle brands available in New Zealand, as well as a number of other suppliers from flooring products, housewares and appliances to computer technology and office supplies.

GSB chief executive Peter Royle says the company is pleased to welcome Master Builders, the largest industry organisation, to GSB membership.

"Our members spend more than \$700 million with GSB-contracted suppliers which saves them more than \$125 million per year," Mr Royle says.

"Our history has been primarily with government-funded organisations, so it's great to be able to offer savings through our aggregated contracts and procurement expertise to the wider business community."

The RMBF looks forward to building on the relationship with GSB and passing the resulting savings on to its membership.

You be the judge!

The Registered Master Builders Federation is looking for builders, architects and designers to judge in the 2010 House of the Year and Commercial Project Awards.

This prestigious awards programme, which is celebrating its 20-year anniversary in 2010, receives more than 500 entries from residential builders and commercial contractors throughout New Zealand in 15 residential and five commercial categories.

Each category is judged by one dedicated panel comprising a design specialist and a building specialist. The panel will judge every property entered in the respective category, awarding Gold, Silver, and Bronze awards and selecting a category winner for each of 20 local competitions.

The RMBF is seeking building and design specialists to be judges for the 2010 panels. Judging will involve between five and 25 days (depending on the category being judged), with judging scheduled from late April to early August at times that suit the two panel members.

If you would like to be considered for one of the panels, or to find out more information, please contact Kate Cooney at kcooney@dazzevents.co.nz or phone 04 94 5121 by Friday 19 February.

THE GREAT MARLIN CHASE

GRAND PRIZE WINNER



Mike Childs – Mike Childs Builders Ltd

Mike says, "Holy Snapper when do we go, I bet I'm going to gain a lot of friends now! Thanks a lot!"

PRIZE PACK WINNERS



Brent Allen – Brent Allen Builders



John Sherlock – Sherlock Homes



Mark Wallbank – M.W Builders



Richard Lee – K Young Ltd



Tony Green – T.L Green Builders Ltd



Ian Askew – Ian Askew Builders

Congratulations to the lucky winners of the \$1000 Ultimate Fishing Packs and the Grand Prize in Fletcher Aluminium's exciting fishing competition, The Great Marlin Chase!

It's every fisherman's dream, to be out on the ocean with friends, fishing for the big one!

These guys simply purchased Fletcher Aluminium joinery from their local participating Fisher, Nebulite, Rylock or Vistalite windows and doors supplier and were automatically in the draw.

Mike Childs took out the grand prize, being an all expenses paid weekend away for four at the exclusive Kingfish Lodge – Whangaroa Harbour. He and three friends will chase the great marlin on Serendipity, a 47ft launch, and feast on ocean bounty.



For more information
Phone 0800 55 11 00



Licensing changes will make it easier for qualified tradespeople

20,000 expected to be licensed by 2012

From 15 Feb 2010, qualified builders and tradespeople will find it faster, easier and cheaper to get licensed, with most qualified applicants being able to save around half the current assessment fees.

The streamlined application process for qualified people was launched by Minister of Building and Construction Maurice Williamson in Auckland recently.

Applicants will need to provide evidence of qualifications, supply references and proof of identity, and complete a short, easy form. And, because the process is simpler, the application can be fast-tracked.

Last year, the Government finalised the policy framework for licensing, providing certainty for the construction sector.

Decisions included detailing what building work will be restricted to LBPs, a workable exemption for do-it-yourselfers, and proposals to streamline and simplify licensing to reduce cost and complexity.

It is expected that almost 20,000 building practitioners will be licensed by 2012.

Streamlining the LBP scheme is part of the Government's Better Building Blueprint package of initiatives that will make it easier and cheaper for New Zealanders to build good quality homes and buildings.

The Better Building Blueprint measures will help New Zealanders build homes and buildings more easily, but not at the cost of building quality. Getting practitioners licensed is an important part of the mix.

Streamlining the application process

Before being licensed, applicants need to prove their competence for the work they take on. If qualifications and references show an applicant's competence, they will require less assessment than someone without formal qualifications or proven experience.

The existing application process is still available for competent people without trade qualifications.

LBP Registrar Mark Scully says the changes simplify the scheme, without compromising standards.

"The streamlined assessment process means competent builders and tradespeople who completed training or qualifications now get recognition for their effort."

Other streamlining measures come in during April 2010, include a single site and a single design licence based on straightforward building categories.

Applicants will provide evidence for the area of practice that best matches their experience. Once

licensed, LBPs are expected to do only the work they are competent to do.

This approach allows people to gradually increase their skills and experience over time. That's good news, particularly for those who are self-employed. It means they can improve their skills and take on bigger work over time, without having to worry about working outside the scope of their licence, or getting a new one.

Active promotion of the scheme to consumers gets under way this year. Builders and tradespeople who are licensed will have a definite marketing advantage.

Mr Scully says increasing numbers of practitioners are expected to apply, and more consumers will actively seek an LBP for their building work.

"A robust licensing scheme means consumers can have confidence that their homes are built right, first time."

Stay up to date with licensing news by subscribing to the Department of Building and Housing's e-newsletter Licensing Update at www.dbh.govt.nz/LBP-licensing-update.

• For more info: Ph Department of Building and Housing, 0800 60 60 50
On the web: www.dbh.govt.nz/lbp



NEW LUMBERLOK Easy-Fix chart

A SIMPLE ON-SITE GUIDE FOR 3kN, 6kN & 12kN LOADS AS SPECIFIED IN NZS 3604:1999

An easy to follow chart for common 3kN, 6kN & 12kN loads as specified in NZS 3604:1999

Pre-folded copy supplied for insertion into your MiTek On-site Guide

www.mitekzn.co.nz

Here today. Somewhere else tomorrow.



At Portabuild we're experts at cost-effectively closing those gaps between what you have and what you need. Long-term or short-term. Our range of sturdy, practical, portable buildings are available for sale or lease. From offices and boardrooms to lunchrooms, accommodation or showers and toilets. Just let us know what you require and when, and we'll have it on a truck. Nothing's a problem. Talk to us today for a free, no-obligation quote.



SALES OR HIRE 0800 668 322

www.portabuild.co.nz

PlaceMakers raises \$70,000 for Blue September prostate cancer appeal

PlaceMakers chief executive John Beveridge has presented a giant cheque for \$70,000 to the Prostate Cancer Foundation — the sum the company raised for the Blue September appeal — at PlaceMakers Mt Wellington recently.

Mr Beveridge says the company is proud of all its staff. "We had 100% participation from every PlaceMakers store throughout New Zealand. It was an inspiring effort and we hope to do even better in 2010."

Prostate Cancer Foundation president Barry Young says the foundation is immensely grateful for the generous contribution which will help fight against a disease that affects one in 10 men in New Zealand.

"This donation helps save lives, it's as simple as that," Mr Young says. "This disease can be prevented, and Blue September is not just about raising money — it's about raising awareness in the community."

"More than 50% of the calls we receive are from women, who want to save the men in their lives."

Mr Young also acknowledged Peter Leitch, aka The Mad Butcher, as a Blue September ambassador who worked tirelessly for the cause.

"I didn't recognise Peter without blue paint all over his face," Mr Young says.



From left: Prostate Cancer Foundation president Barry Young, Blue September ambassador "The Mad Butcher" Leitch, TV3 news presenter Hamish McKay and PlaceMakers chief executive John Beveridge.



Prostate Cancer Foundation president Barry Young.

Also in attendance at the presentation was TV3 news presenter Hamish McKay, who helped out during the appeal at PlaceMakers Whangaparaoa by shaving the heads of four lucky PlaceMakers staff members.

Every year 600 men in New Zealand die from prostate cancer and another 2500 are diagnosed with the disease.



• For more info: Ph PlaceMakers, 09 525 5100

On the web: www.placemakers.co.nz

Window Control Systems

A division of Eden Group Ltd



D+H Ventline Dual Window Drives

D+H

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

Showroom: Harold St, Mt Eden, Auckland

www.windowcontrols.co.nz

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

Onsite Safety Demonstrations

Bringing Height Safety Education To You.....

As part of our ongoing commitment to safety, Capital Safety offers extensive product demonstrations across the country with our fleet of demonstration trailers.

Our Mobile Demonstration Units are fitted out with the latest fall protection equipment and systems that assist in the prevention of serious accidents or death in the workplace.

Each demonstration has an educational focus, helping participants understand the real risks associated with a fall from height. If required, specific aspects of height safety can be explained/customised during the demonstration.

Access to the demonstration trailer also provides each person with an opportunity to see live drop tests, and have hands on access to the latest safety devices available today.

Best of all, we come to you, and this service is complimentary, although availability is subject to demand.

Height Safety | Confined Space | Industrial Rescue

Our business is Fall Protection, let us demonstrate the perfect solution for you.

Fall Protection Experts
www.capitalsafety.com

BUILD WITH CONFIDENCE

Whether you are a specifier, builder, architect or homeowner, insisting on BRANZ Appraised building products or systems will give you the confidence of knowing they will perform as specified.

That's because when products or systems are BRANZ Appraised you can be sure they have been comprehensively and independently assessed to comply with the Building Code.

A BRANZ Appraisal assesses the specification, technical literature, in-use performance and manufacturing quality control.

Building with BRANZ Appraised products or systems means you can build with confidence.

Look for our mark



Insist on BRANZ Appraised products and systems.

Visit our website for a list of valid BRANZ Appraisals – www.branz.co.nz

For all queries call 0800 080 063 or email appraisals@branz.co.nz

MultiProof: Faster, smarter building

MultiProof, a new streamlined national multiple-use approval service for volume builders, has been launched by Building and Construction Minister Maurice Williamson.

"Without compromising quality and safety, MultiProof fast-tracks building consents for standard, multiple-use building designs. It will save time and money for consumers and builders," Mr Williamson says.

"Volume builders can now apply to the Department of Building and Housing for MultiProof approval to certify a building design for multiple use that meets building code requirements."

Until now volume builders have been required to have the same design assessed and

MultiProof: National Multiple-

What are National Multiple-Use Approvals?

The Building Amendment Act (passed in July 2009) enables the Department of Building and Housing to issue National Multiple-Use Approvals from 1 February 2010.

A MultiProof stamp of approval from the DBH means that a specific set of plans and specifications for a building complies with the Building Code. Building Consent Authorities must accept MultiProof approval as evidence of Building Code compliance.

MultiProof approval is not, and does not replace, a building consent. MultiProof designs will enable a design to be built without needing to seek further approval of Building Code compliance.

To reflect the time saving, the statutory time frame for Building Consent Authorities to issue a building consent for a MultiProof design is just 10 days, reduced from the current 20 days.

MultiProof is the first initiative from the Government's Better Building Blueprint. The Blueprint is a package of changes being launched over the next few months.

Collectively, these initiatives will make it easier for New Zealanders to build good homes and buildings, without compromising quality.

What is a volume builder?

Volume builders can apply for a MultiProof approval. A volume builder could be from any of the following categories:

- group home builders,
- garage and shed franchisers,
- suppliers of kitset buildings,
- retirement village builders, where they are involved in constructing their standard designs several times, and
- those builders who replicate a building design more than 10 times in a two-year period.

Why has MultiProof been developed?

MultiProof is the result of the Government and the building industry working together to streamline the building consenting process and remove duplication of effort.

Currently, volume builders are required to have the same design assessed and approved each time the design is built.

www.buildingtoday.co.nz

This level of duplication and unproductive effort contributes to the price of a home being unrealistic for home owners. It causes delays in the time taken for these buildings to be available to their owners. These factors add to the frustration and uncertainty experienced by builders and home owners alike.

A survey conducted last year by the DBH indicated that a large number of builders are interested in MultiProof, and that many planned to lodge applications in the first year.

What is the Better Building Blueprint?

The Better Building Blueprint is a package of changes being launched over the next few months. Collectively, these initiatives will make it easier for New Zealanders to build good homes and buildings, without compromising quality.

The Blueprint introduces the "next generation of building control", combining quality and cost effectiveness. Other initiatives will be implemented over the next few months, and include:

- consultation on the Building Act Review,
- streamlining of the Licensed Building Practitioner scheme, and
- the launch of the Simple Homes Compliance Document.

What are the benefits of MultiProof?

MultiProof will mean faster processing times at the local level for building consents. This is the result of reduced duplication for volume builders and, therefore, lower costs for the industry.

The key benefits for volume builders participating in the service include:

- significant cost savings,
- quicker turnaround times for the local Building Consent Authorities part of the consent process, and
- the ability for builders to pass cost savings on to their customers.

MultiProof will benefit group home builders, suppliers of kitset buildings or garages and those builders involved in constructing the same buildings on a large scale (such as retirement villages).

How will MultiProof ensure high quality building is achieved?

Designs with MultiProof approval will still be required to meet the current quality

consents for volume builders

approved each time that design is used.

“That stifling process and duplication was unproductive with no benefit to the consumer or the builder. With MultiProof designs, only site-specific conditions will need to be checked by local councils, reducing the time frame for building consent decisions from 20 days to just 10 days,” Mr Williamson says.

MultiProof is the first initiative from the Government’s Better Building Blueprint.

Registered Master Builders Federation chief executive Warwick Quinn describes MultiProof as a great initiative. “We welcome this streamlined consenting process for multiple-use designs. I believe we will quickly see real benefits for the sector and our clients,” Mr Quinn says.

-Use Approval Service Q&A

standards for that type of building. This initiative is about reducing costs, not cutting corners.

As processes are streamlined and duplication is reduced, Building Consent Authorities will be able to concentrate on more complex consent applications.

What types of buildings will be eligible for MultiProof approval?

The service will initially focus on the following types of buildings:

- garages and sheds, and
- stand-alone or semi-detached houses up to two storeys.

In time, it is anticipated that the service will increase in scope to include light commercial buildings and other building structures.

Only entire buildings will be eligible, not building products or part-buildings. People wanting to have building products approved are referred to the DBH’s product certification service.

Will the Multiple-Use Approval service be evaluated?

The DBH will be regularly evaluating service performance to ensure customer satisfaction and streamlined services are occurring in the first instance, and that the service’s outcomes are achieved over time. Customer feedback will form part of this evaluation.

What is the proposed fee structure for MultiProof applications?

Fees for processing MultiProof approvals will be charged on an hourly basis, as this will most accurately reflect the actual costs of each application.

The use of specialists will depend on the complexity of submitted designs, and may be necessary in areas such as fire protection and accessibility, if these are relevant considerations.

Detailed information about the fee structure for MultiProof applications is available at www.dbh.govt.nz/nmua.

How long will it take for a MultiProof approval to be granted?

When a MultiProof application is received by the DBH, the application will be checked for completeness and, if necessary, applicants may be required to provide further information.

The DBH then has 40 working days to assess each design for Building Code compliance.

What happens following approval being granted?

When the MultiProof approval has been issued, the applicant can then apply to the local Building Consent Authority for a building consent.

The Building Consent Authority has 10 working days to issue a building consent. Granting this consent will require checking by the Building Consent Authority of the site conditions, foundations and utilities (such as water services), confirming that the proposed design meets the conditions of the MultiProof approval, and checking any planning requirements.

How much variation is allowed in each MultiProof design?

If variations to a MultiProof design are expected, these need to be included with the application. The application should include all the Building Code compliant changes and modifications the builder is seeking to their standard design.

Any variations will be considered at the same time as the initial design and as part of the overall approval process for that design. Variations cannot be approved if they were not included on an application form.

Where can I get more information about the National Multiple-Use Approval Service?

Further information about the National Multiple-Use Approval Service, and how to apply, can be obtained by visiting www.dbh.govt.nz/nmua, or by calling Advisor Client Services at the DBH on 04 817 4254.



• For more info: Ph Advisor Client Services, Department of Building and Housing, 04 817 4254

On the web: www.dbh.govt.nz/nmua

New Zealand construction on the up and up

Detached housing consents are leading an upward spiral in New Zealand's residential building sector, which has recorded its first growth since June 2007, according to leading industry analyst and economic forecaster BIS Shrapnel.

BIS Shrapnel's *Building and Construction in New Zealand 2009/10-2015* report showed a 27% increase in detached housing consents in the December quarter of 2009, albeit from more than a two-decade low.

Despite continued fluctuation in apartment building consents, the company is expecting this rebound to continue over the coming years, which will be driven by a shortfall in new house supply relative to demand.

"Consumer confidence is expected to gradually pick up as economic growth strengthens," according to report author and BIS Shrapnel senior project manager Adeline Wong.

"Despite forecast increases in mortgage rates over the next two to three years, although the official cash rate is forecast to remain well below its peak in 2007/08, we expect home buyers' confidence to be boosted by wages and employment growth."

BIS Shrapnel notes relatively high net migration levels will also support the housing market over the next three years, and is projecting the average net migration to be 15,000 persons per annum.

This is a decrease from the very high level of migration seen over the past year or so, which is expected to reach 26,000 persons by the end of March 2010, but is still quite high by historical standards.

Turning to prices, the shortage of housing stock will continue to support median house price growth over the next 18 to 24 months. Ms Wong says dwelling completions will simply not meet the demand for housing and, as a result, prices will be driven up.

"We estimate dwelling completions to fall to between 17,300 and 18,600 units per annum over the two years to 2010/11," she says.

"This in no way meets our estimated underlying demand for housing, which will average 29,000 units per annum over the same period."

BIS Shrapnel also says this residential building cycle will peak at a lower level of activity compared to the last peak in 2004. Building activity will be constrained by worsening home affordability due to rising mortgage rates and house prices.

On the other hand, house prices are expected to continue upward due to tightening new housing supply over the short term, while housing demand is expected to increase amid strengthening economic growth.

BIS Shrapnel says the North Island, led by Auckland, is expected to lead the rebound in residential building activity over the next three years, as building consents in the Auckland region rebound from rock bottom.

"We believe the housing stock deficiency in the Auckland region will continue to build up, due to its protracted downturn over the past seven years which has seen building consents languishing at near record low levels," Ms Wong says.

Softening non-residential building sector

BIS Shrapnel says the non-residential building sector has held up relatively well amid adverse economic conditions, boosted by office, education and sports stadium building activity.

However, overall non-residential building consents are expected to soften in 2010/11 as office and sports stadium building activity drops off.

However, the downturn is expected to be moderate as it will be driven by weak demand (not excessive supply) and a lack of financing for developers following the credit squeeze during the global financial crisis.

"The recent recession and continued weak economic conditions have resulted in weak demand for commercial properties," Ms Wong says.

"This has caused rental rates to soften and is exerting upward pressure on vacancy rates. This is expected to get worst before it gets better, in view of new supply coming into the market over the next couple of years in particular.

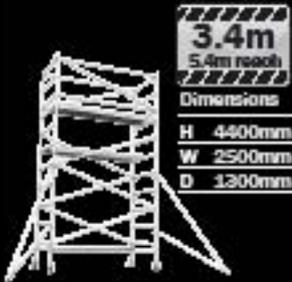
"A lack of funding has curtailed or delayed most new projects during the past 12 months, hence a reduction in new supply over the next two to three years. This means once demand picks up again current excess space will be quickly absorbed, vacancy rates will tighten and rents will rise, setting the stage for the next upswing in new construction.

"Strengthening leasing markets will then bring back the equity injection that will underpin the next round of commercial projects starting from calendar year 2014."

Meanwhile, infrastructure construction over the next five years will be underscored by \$5.8 billion of extra infrastructure spending in land transport, as well as by various power generating projects in the energy sector.

Serious Scaffolding

WHY Rent when they are this affordable



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

ONLY \$2495.00
+ GST



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

ONLY \$3000.00
+ GST

AJJA3000 Tower and AJJA 5000 Tower

The AJJA 3000 & 5000 are a lightweight, quick and easy to assemble scaffold tower system. They are ideal for indoor and outdoor access solutions, where a stable and secure platform is required. Tested to the requirements of AS/NZS 1576.

Freephone
0800 360 009

www.ajjatrading.co.nz

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



AJJA TRADING LTD

AJJA0204



• For more info: Ph Adeline Wong, BIS Shrapnel, 00612 9959 5924

On the web: www.bis.com.au

Resene news

excerpts from 4/09

In Australia, PO Box 785, Ashmore City, Queensland 4214
Call 1800 738 383, visit www.resene.com.au
or email advice@resene.com.au

Resene
the paint the professionals use

In New Zealand, PO Box 38242, Lower Hutt 5045
Call 0800 RESENE (737 363), visit www.resene.co.nz
or email advice@resene.co.nz



stay a while

The Quays Apartments in Custom Street West, Viaduct Basin, Auckland, are part of the growing Viaduct Harbour precinct, a popular spot for those who wish to live in the city without being landlocked by towering office blocks.

Handily placed to the city, transport, dining and entertainment options, The Quays are designed for both short and long term rentals. Recognising that living in the city can come with its downsides, the walls include extra thick acoustic insulation so guests can enjoy the city without having to hear it.

The exterior solid plaster is finished in Environmental Choice approved **Resene X-200** waterproofing membrane tinted to a modern tone on tone palette of **Resene Quarter Stonewall** (brown earthy neutral) and **Resene Eighth Stonewall** (dusty beige).

Created complete with all the comforts of home, and the extra luxury of a handy concierge service, it's easy to imagine guests settling in for the long term.

Painting Contractor: Royden Decorators Limited
Project Manager: Grant McCauley, B & E Consulting Limited
Resene: Ben Solly, North Shore Branch Manager;
Wairau Park ColorShop



winning work

Situated in Hillcrest Road, Hamilton, the homeowners had outgrown the floor area of this much loved home, necessitating an extension. Keen to keep the styling of the house intact, the new extension was designed to blend with the existing home style.

Once the building work was complete, the full house was painted in a consistent colour scheme, a job completed with such care and attention that the old and the new appear as one. The exterior Cedar weatherboards, were finished in Environmental Choice approved **Resene Lumbersider** tinted to **Resene Black** complemented by Environmental Choice approved **Resene Hi-Glo** white on wooden window surrounds, fascias and eaves.

The icing on the cake of this residential project came in the form of the Master Painters Best Exterior Repaint award, an added bonus for the owners who were already delighted with the seamless finish of their extended home.

Painting Contractor: Sideshow Bob
Resene: Peter Smithers, Waikato Trade Sales Representative



million dollar eco winner

Professor Peter Gluckman, Chief Science Advisor to the Prime Minister, awarded Resene the winning prize in Industrial Research Ltd's (IRL) **What's Your Problem New Zealand?** competition.

Resene will be awarded up to \$1 million in IRL R&D services to develop premium waterborne paints based on resins made from up to 80 per cent sustainable ingredients, breaking the long term reliance on gas and oil for high performance paints.

Resene Managing Director Nick Nightingale says "This competition presented an amazing opportunity for Resene to team its commercial experience with world leading science and revolutionise an industry. We're committed to sustainable developments and we took a bold idea to the judges and showed them how it can be realised with IRL".

The **What's Your Problem New Zealand?** competition sought to raise the profile of R&D and encourage local firms to improve long term productivity and profitability through increased R&D investment.

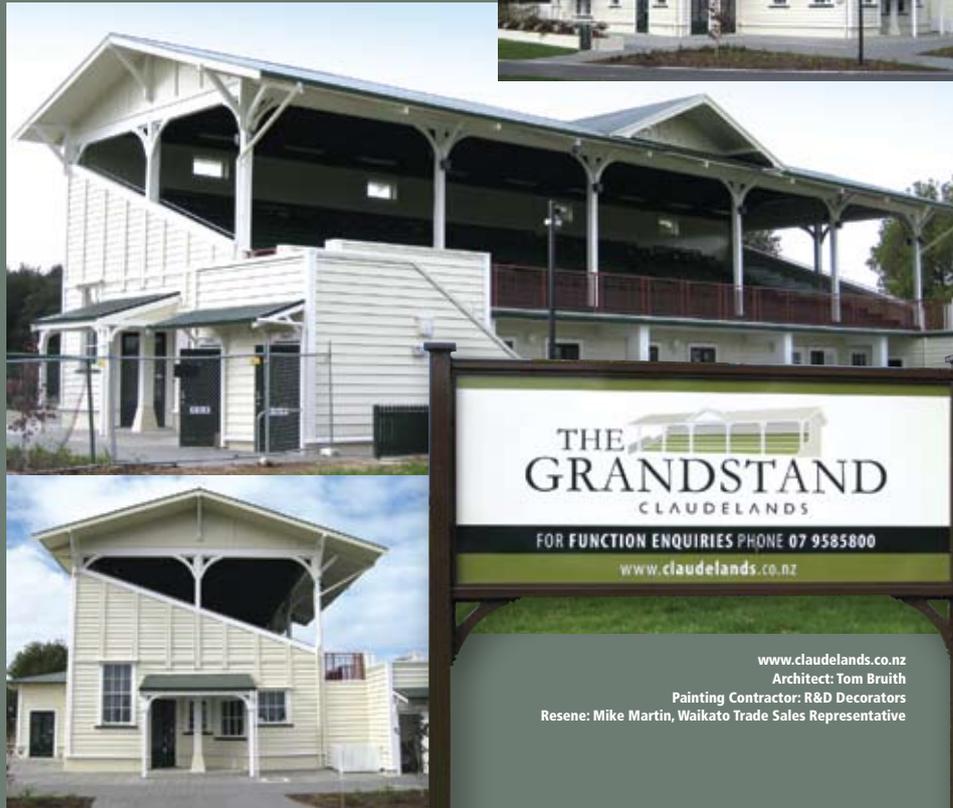
grand mover

The much loved Grandstand of Cambridge has had four different homes over its life. Originally built at the Cambridge Raceway in 1878, it was subsequently moved to the Claudelands in 1887 before being moved again in 1926. When the Claudelands track was closed the decision was taken to preserve the history of the Grandstand by moving it across the park to its present site and to refurbish it as a function centre.

The Grandstand is now exquisitely restored to protect its history and bring it up to modern standards. The exterior timber weatherboards are finished in Environmental Choice approved **Resene Sonyx 101** semi-gloss waterborne enamel tinted to a heritage colour palette of **Resene Barley White** (warm

yellow), **Resene Zinc White** (green off-white), **Resene Ivy Green** (deep green) and **Resene Mid Green** (strong green).

An authentic heritage setting with a grandstand seated capacity of 450 and a function centre seating 100, it is now well used by local organisations combining cuisine and entertainment set against the panoramic view of Claudelands Park.



recycle

With construction waste and building materials making up a major portion of waste going into landfills, many manufacturers are focusing their efforts on finding recycling options.

Winstone Wallboards currently has a programme in place where GIB® Board offcuts are crushed, then used as a compost additive or applied directly to land as a soil additive. The GIB® Board helps to break down the clay content, particularly useful given that high clay soils are common in many areas.

It has been a common misconception that only unpainted GIB® Board could be recycled in this manner. However independent testing commissioned by Resene and Winstone Wallboards has shown this to be a complete fallacy. GIB® Board painted with Resene Environmental Choice paints can be recycled as compost or soil additives in the same manner as unpainted GIB® Board.

With the growing demand for green systems, materials recycling and consideration of the whole of life of the material stream, the benefits of specifying Resene Environmental Choice approved paints extend from

low or no VOCs on application through to the ability to recycle the plasterboard when future renovations are undertaken. Most Resene interior decorative paints have Environmental Choice approval so you can choose from an extensive range of sheen levels from gloss through to flat to suit your design plans and still enable the plasterboard to be recycled at the end of its useful life in the building.

green growth

Named after the historic Canterbury Club, the new Club Tower looms 13 levels above the city reaching a maximum height of 40 metres. The levels are split into three carparking levels and 10 levels of retail and office space with views across to the alps.

There has been a dearth of new A grade office development in Christchurch, and Club Tower is cited to be the first such development in two decades. It was also the first building in the South Island to achieve a 5 star green rating.

In keeping with the design plan of green systems, interior and exterior paint selections were focused on low or no VOC Resene Environmental Choice approved paints tinted to **Resene Alabaster** (blackened white). Paint finishes included **Resene Broadwall Waterborne Wallboard Sealer** and **Resene Zylone Sheen VOC Free** on plasterboard, **Resene Enamacryl** on selected plasterboard areas and timber joinery and **Resene X-200** waterproofing member on the exterior.

The nod to nature didn't end there. Contractors were also actively encouraged to minimise their onsite waste, with the **Resene WashWise** system installed to take care of the wash water from paint application tools and the **Resene PaintWise** paint and paint packaging recovery system used to take care of the leftover paint and empty paint containers.

And with on-site recycling and energy saving initiatives, the environmental benefits continue to add up.

www.clubtower.co.nz
Architect: Weir Walker Architecture
Painting Contractor: Cladtex Painting Ltd
Property Developer: Latitude Group
Building Contractor: Hawkins Construction
Resene: Haydn George, Architectural Services Representative



prime colours

Prime Panels have a host of laminate colours to choose from to complement your designs, and to make combining your laminate colour and paint colour even easier than ever. Their new range includes eight colours colour matched to Resene colours – **Resene Half Pravda** (1), **Resene Quarter Fossil** (2), **Resene Spanish White** (3), **Resene Half Spanish White** (4), **Resene Half Pavlova** (5), **Resene Quarter Stonewall** (6), **Resene Double Tea** (7) and **Resene Quarter Napa** (8). Samples of the new laminate colours are available from Prime Panels, www.primepanels.co.nz.



worth banking on

Once a safe and now a keg room, the former bank on aptly named Bank Corner in Hamilton is now a popular Bar and Brasserie fittingly known as 'The Bank'.

The original bank, believed to have been designed by Edward Mahoney or his son Thomas who designed many of the BNZ branches at the time, was once the centre of town, until the commercial district shifted north in later years. Completed in 1878 the building cost 3900 pounds to build, reportedly nearly 50% more than the builder had estimated. Following its initial construction the Hood Street façade was stretched 30 feet in 1908 to provide a more spacious banking chamber and a bank accountant office and was later followed in 1931 by an extension of the Victoria Street façade by 20 feet. The branch continued trading as a bank until 1986, clocking up 108 years in banking service.

Plans to turn the building into an art and culture centre revealed that significant structural work would be required to meet modern building codes. And in

1987 a protection notice was issued to preserve the building. The building languished until its current owners created the Bar and Brasserie.

The new exterior colour palette of Environmental Choice approved Resene Hi-Glo waterborne gloss tinted to **Resene Zeus** (strong charcoal), **Resene Chicago** (masculine grey), **Resene Stack** (serious grey) and **Resene Black White** (grey white) is in keeping with the original palette of the 1800s. The expansive exterior soaked up over 1000 litres of paint. Inside old becomes new with recycled Kauri from the building being used to create the bar, the 1908 stationery room becoming the kitchen and a courtyard planted with established trees from its previous life.

A local landmark, The Bank is now filling up client stomachs rather than their bank accounts.

www.thebank.co.nz
Building Contractor: Joe Wright, Wright Construction
Painting Contractor: Cantec
Resene: Pam Elliott, Hamilton ColorShop

quick colour

To add to the repertoire of virtual colour tools, Resene colour ranges have been converted into Google SketchUp colour files. Resene colours can be quickly and easily added to your Google SketchUp projects and used to show what projects would look like finished in Resene colours. Download free from www.resene.com/comn/services/sketchup.htm.

The Resene SketchUp colour ranges join the extensive range of Resene electronic colour tools already available including Resene AutoCAD colour books, ArchiCAD colour books, the Resene online swatch library with downloadable swatches and electronic colour values, wallpaper library and Resene EzyPaint virtual painting software.

And, if you need jpegs, RGB values or reflectance values of Resene colours, or wish to view a list of Resene Cool Colours these are available from the online colour library, www.resene.com/swatches/index.php.



virtual decorating

If you haven't tried out **Resene EzyPaint** recently, then it's worth grabbing yourself a new copy or downloading it free from www.resene.com/ezypaint.htm Or try out the free online version first to get a taste of how it works before downloading the full version with all the bells and whistles.

Recognised as one of the top virtual decorating programmes available by **About.com**, **Resene EzyPaint** is a great way to see what the finish will look like before the painting even starts. Either virtually paint and decorate the gallery images or path and paint your own image.

With the addition of new EzyPaint partners you can check out Fisher & Paykel appliances, virtually decorate with Laminex finishes, Firth masonry products, Cavalier Bremworth carpets, Fletcher Aluminium systems, Pacific Wallcoverings wallpaper, Rockcote textured finishes, Ven-lu-ree blinds, Diamond roofing, Tile Warehouse tiles and of course Resene paint. And view GIB© covings options.



The ColorRite library included in the software means you can view complementary colour selections, search by palette, code or name, or else just click on a colour you like the look of and the software will find the nearest colours available for you to choose from. Create and print your own palettes, download jpegs of your favourite Resene colours, decorate, save and export your images.

Download your free copy from www.resene.com/ezypaint, ask your Resene representative to load it onto your computer, or borrow or buy a copy from your Resene ColorShop.

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

Resene

the paint the professionals use

0800 RESENE (737 363) www.resene.co.nz

Escrow provides integrity and payment protection

By Mike Pero,
CEO SafeKiwi
Escrow



We've all seen what can happen when things go wrong in the construction industry, especially when people don't get paid. It tends to have a flow-on effect and the industry as a whole gets negative press.

As a builder, what can you do to show your integrity and to prove yourself and your business as a reliable and trusting operator? Second, what can you do to protect yourself against the unreliable customer?

Escrow is the ideal solution. It provides cashflow certainty, trust, integrity and, best of all, it's cost effective.

We've all learned (the hard way) that possession is nine tenths of the law. When a debtor owes you money they have control — be it a home owner, customer or a contractor. Often small amounts can be frustrating. If it's under \$20,000 you'll waste time and energy chasing debtors.

A preventative measure is often better than trying to chase money down the line. Neutral territory is the answer, and an escrow provides a safe haven for both the builder and customer.

Escrow can be used when building a new home or for renovations and home improvement work. The

down-payment or deposit on a new home could be (should be) held as a bond. In the past, the builder has taken that payment or deposit and banked it into the trading account and, in many cases, used it "... to get things under way ..."

Most customers are now a little more wary, and seek some form of reassurance that their money is designated to their project.

An escrow will provide a higher level of certainty. Money held in escrow provides comfort for the builder and the home owner. In this case, the upfront payment is held in escrow until the building project is complete.

The second payment, on a new home (which is often due once the foundations are laid), becomes the first payment to the builder.

Most professional builders operate accounts with suppliers with standard terms of trade being the 20th of the following month — and so the build project continues to remain "cashflow positive".

At practical completion, or once the Code of Compliance has been issued, the escrow service, upon instruction by the home owner, will release 90% of the initial bond direct to the builder.

The remaining 10% is held in escrow as a retention for a further 28 days. This retention amount is then released by the home owner, pending no performance failures or issues by the builder or his subcontractors.

If there is a dispute then both parties follow a mediation process that can include an independent mediator if required.

Example

| | |
|----------------------|------------------------------------|
| Cost to build | \$350,000 |
| 10% deposit | \$35,000 — Held in Escrow |
| Refund of bond (90%) | \$31,500 — At practical completion |
| Retention (10%) | \$3500 — Paid after 28 days |

The fee for the escrow service in this example would be \$210. This fee amount may be shared 50/50 between the builder and home owner or paid in full by either party.

A SafeKiwi Registered Supplier (SRS) listing costs only \$9.90 a month with an initial registration fee of \$79.90.

Special offer to all RMBF members — register with SafeKiwi before March 12, 2010, and the initial registration fee is waived!

The structure, process and fee above is based upon SafeKiwi Escrow. For more information, or to become a SafeKiwi Registered Supplier (SRS), visit www.safekiwi.co.nz or phone 0800 895 180.

Note: All money received by SafeKiwi is held in a bank account under the custody of Public Trust until release. Public Trust is an independent Crown-owned entity and is covered by its own Act of Parliament.

SafeKiwi Escrow

Provides payment
certainty and
integrity for builders

CHECK IT OUT

WWW.SAFEKIWI.CO.NZ

The screenshot shows the SafeKiwi website interface. At the top, there's a navigation bar with links for Home, How it works, Login / Register, News, About us, and Contact us. A search bar is also present. Below the navigation, the main heading is "Safe Trading in New Zealand". To the right, there's a "Fees Calculator" widget with a "Calculate" button. The main content area features a grid of service categories, each with a representative image and a "VIEW MORE" button. The categories include: Building, Construction, Renovation & Trades; Real Estate-Residential, Commercial & Private; Business, Farming & Industry; General Goods, Services & Lifestyle; Motor Vehicles, Boats, Motorcycles & Trucks; and Art, Antiques & Collectables.

Sued for a leaky building

Adina Thorn, from specialist leaky building law firm Hoskins Thorn, discusses whether two directors of a project management company who did not do any actual physical building work could get out of a leaky building claim against them.

Background to leaky building claim

I successfully argued the High Court decision of *Body Corporate 200835 & Others v 372 Rosedale Ltd & Others for the Body Corporate and the owners* (CIV 2006-44-1703, 5 November 2009, Auckland High Court).

The owners of 28 units in Rosedale Road, Albany, Auckland, were suing a number of parties involved in the construction and design of the units.

This included two directors of the project management company Federal Construction Ltd (now struck off) — Grant Green and Stephen Quine. The directors applied to strike out the claims against them.

Federal had entered into a design and build contract with 372 Rosedale Ltd. Richard Martin was the director of 372 Rosedale. The owners argued that both directors of Federal had carried out the typical tasks of project managers — appointing subcontractors, financially managing the site and supervising the site manager.

In terms of the day-to-day management of the site, Federal had appointed a site foreman who was not part of the claim.

The owners claimed that the directors negligently inspected, made progress payments and project managed.

In essence, the directors argued the claim would fail

because the owners could not point to specific defects they were responsible for.

The owners argued the directors should, nevertheless, have picked up the defects when they visually inspected the units.

The directors also said they were not responsible since they were merely “directors” or “employees” of Federal.

Involvement of directors in the construction and design

Mr Green held himself out as the project manager. He had attended all the site meetings and had signed the practical completion certificate as the “contractor’s representative”.

Mr Martin gave evidence that he supervised subcontractors and that both he and Mr Quine were responsible for selecting suppliers of materials.

Mr Quine described himself as the “managing director” of Federal. The owners said he had similar roles to Mr Green (except he did not sign the practical completion certificate).

He said he had been on site about once a month. In relation to the design and build contract, he seemed to have dealt with the architect.

There was correspondence suggesting he monitored

the progress and quality of the architect’s drawings.

Mr Martin said all decisions regarding materials, subcontractors or suppliers were made by Mr Green and Mr Quine (in conjunction with the architect).

Defects could be seen from inspecting

Mr Green and Mr Quine said they did not do any physical building work. Nevertheless, both inspected the site.

The owners’ building expert said the defects should have been apparent to both on a visual inspection, and a prudent project manager would have ensured the defects were corrected before certifying practical completion.

Decision and implications for project managers

First, the court reaffirmed the law that it does not matter whether the directors were described as general managers, directors or employees of Federal.

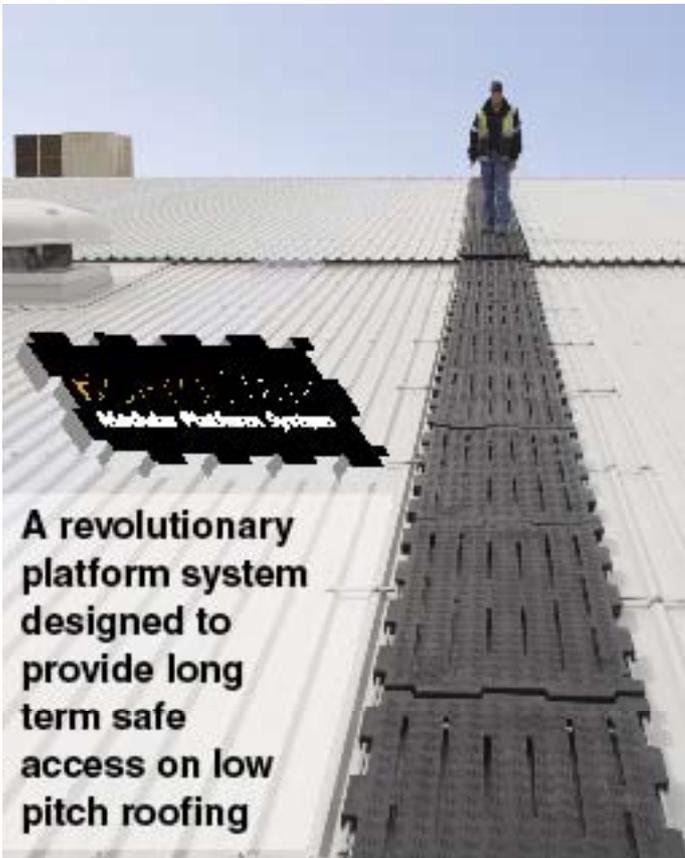
The issue is whether they exercised sufficient control over the design or construction to be found liable.

Second, there was a dispute between the owners and Mr Green and Mr Quine as to the extent of their roles,

Continued page 26

HOSKINS ♦ THORN ^{LTD}
LAWYERS

THIS LEAKY BUILDING IS
NOT MY FAULT!
WHERE DO BUILDERS GO TO GET THE RIGHT HELP?



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
E: peterk@boardwalk.co.nz P: 09-638 8278

Sued for a leaky building

From page 25

especially given the nature of Mr Martin's evidence. On that basis, it was not appropriate to strike the claims out.

Third, it may be possible for a court to conclude at trial that both had been careless for failing to identify the defects from a visual inspection (especially given there was evidence that Mr Green should have had those defects corrected before certifying practical completion).

Therefore, it was not necessary for the owners to point to specific defects that a project manager is responsible for if he/she should have identified and corrected them.

Fourth, in terms of Mr Quine, the court thought his involvement in the design under the design and build contract may have been greater than he was suggesting.

This did not exclude the possibility of the court finding that he exercised control over the design and caused the owners' loss.

This decision will be of interest to those involved in project management of design or construction work (whether you are described as project managers, directors or employees).

It indicates that the court will be reluctant to disallow claims against you personally where there is evidence that you exercised control over the defective work.

Building in the country?

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

PHONE
0800 48 48 49

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



WHAT DO YOU NEED?

WHERE DO YOU NEED IT?

WHEN DO YOU NEED IT?



EXPERIENCE



PRE-CUT



DELIVERY



ESTIMATES



ON SITE



RANGE



KITCHENS

At Mitre 10 we offer a huge range of products and services designed with you, the tradesperson, in mind. We're experienced in everything from additions and alterations to large buildings and weekend projects around the house. We have helpful staff ready to work out how much material you'll need for your job and we'll give you a competitive estimate on price. We also have a frame & truss

service that delivers directly to your site, in fact we have everything it takes to be your ideal "Project Business Partner". It's a comprehensive offering designed to make your job easier and give you a competitive advantage. All you need to do is tell us what you need, where you need it and when you need it. We'll take care of the rest. Come in and talk to one of our experienced trade staff. Or simply give us a call.



Geyser a world leader

Building Today presents the first in a series of articles on Green Building. This month: the 6 Green Star-Office Design-rated building under construction in Parnell, Auckland

Samson Corporation's goal of a Green Star-Office Design rating for its Geyser building in Parnell, Auckland, has come to fruition, with the building being issued with New Zealand's first 6 Green Star-Office Design certified rating.

The 4600 sq m mixed use complex represents world leadership in the Green Star building rating system, which was developed to assess environmentally-sustainable design initiatives," according to New Zealand Green Building Council chief executive Jane Henley.

"The Geyser project highlights how far green building has come in New Zealand since Green Star launched in 2007," Ms Henley says.

"And Geyser's 6 Star rating for office design sets an exciting new benchmark for the way buildings are designed and built, she says.

Samson Corporation general manager Marco Creemers says Green Star ratings are a natural progression for the company.

"We think they're the future and we've always used green initiatives to make a difference for tenants by keeping their operating costs to a minimum. At last there's something to quantify this point of difference."

He says Samson had always planned to achieve a Green Star rating for the Geyser building.

"It was always going to be a Green Star building in our mind. We made a few additional changes to the project to ideally achieve a higher design rating.

"For us the change hasn't been particularly great, it's just been doing things a little differently with a little more thought to choice of product and waste, and being prepared to invest more."

He estimates Samson has invested around 7% more than in a normal building of the same scale.

While filling the building in this economic environment will be more of a challenge than normal, he says the company plans its investments around downturns, and a more economical and healthy building is an important point of difference in a tight market.

"We've learned quite a bit through the process, but I think the contractors and consultants have learned more.

"They need to invest in this area quickly or they will be left behind. We have had to drop quite a few New Zealand products because the suppliers won't get the

appropriate accreditation for their products. This has been disappointing."

However, he is more positive about the trend in prices. "The costs (of green materials) are coming down — the more people demand them and the more that suppliers respond, the more this will happen."

For those thinking of developing a Green Star-rated building, his message is plan the project carefully and to go for a design rating that's achievable.

Geyser was designed by Patterson Architects Ltd. Tricia Love Consultants and Medland Metropolis provided Green Star NZ Accredited Professional Services.

Medland Metropolis project engineer Scott Hodges says the building is designed to:

- use 27% of the energy of a typical retail/office building of its size,
- require only half the artificial lighting of a typical retail/office building (6 watts per square metre),
- use only half the water of a typical retail/office building of its size,
- provide 100% fresh air to occupants (as compared with the average of 25% for air-conditioned buildings in New Zealand), and
- have 70% of its building waste recycled.

Andrew Patterson of Patterson Associates Ltd says the achievement was a collaborative effort.

"Dozens of people from a huge range of disciplines were involved, from structural engineers, electrical engineers, hydraulic service designers, and mechanical and facade engineers all working in collaboration.

"We wanted to make Geyser holistic, not just about accommodation and technical performance but also about expressing an Auckland sense of place for people," Mr Patterson says.

The building will have 5040 sq m of primarily office space, set above a 180-vehicle automated car park stacking system. It is due for completion in 2011.

Geyser's Green features

Floor plates are divided into five individual sub-buildings



set around a system of atriums with pedestrian linkages. This maximises natural daylight penetration into, and exterior views out from, the majority of the spaces.

Each "sub-building" is wrapped in a dynamic, 3-dimensional, semi-reflective, white, twin-walled facade. This technology creates natural heating and cooling ventilation by way of thermal currents rising up through the void spaces between the two walls.

It naturally heats each building by trapping warm air between the two walls in the winter, significantly minimising heat losses overnight and "pre-warming" outside air during the day.

In the hottest months the entire outer skin opens electronically to fully ventilate the cavity by creating cross convection currents from the cooler southern elevations of the buildings.

The building will have its own rainwater harvesting system to store and supply water to low-flush toilets and irrigation systems, and low-flow sanitary fixtures are specified throughout the development.

The development encourages tenants and visitors to either cycle or walk, with the provision of showers and lockers at car park level and visitor cycle park spaces at Plaza level.

A quarter of the car parking spaces in the automated stacker car park are nominated only for small cars. The development is also located very near the proposed Parnell train station and CBD public transport network.

Home automation an effective way to increase quality of life

Home automation is an effective way to Future-Proof homes and increase the occupants' quality of life. Wireless technology can allow access to state-of-the-art entertainment and information technology from anywhere in the home — from something as simple as a remote garage door opener to something as advanced as a fully-integrated, centrally-controlled computer system.



Access Security

Technology changes and developments are also providing new ways to control access and security. Family members will have access to keypad or keyless entry — a more convenient alternative to traditional locks — making the home more secure.

Building a secure, Future-Proofed home doesn't have to mean building a high-tech fortress — it can be as simple as installing quality locks and deadbolts.

Alarm Systems and Home Security

Nothing does more to make a house feel like a family home than a sense of security. Simple features such as security lights and monitored alarm systems are easy ways to protect the home and family.

Camera Technology

To complement a home security system the home owner can install a camera system which will allow them to not only see who is at the front door, but if they get called away to answer a phone they can keep an eye on the kids in the back yard or the baby sleeping by simply tuning to a selected channel on the TV. The home can also be monitored from any remote internet location.

Automated Access

An automatic access system can allow access and viewing of security gates, locks and alarm systems from any internet location, giving more peace of mind and the reassurance of a safe and secure home.

Security Fencing

Whilst traditional solid fencing has been popular in the past, it does allow easy access onto a property and, once inside the fence line, intruders cannot be seen from the outside. Modular perimeter fencing keeps children and pets in, makes access for intruders more difficult and is great for pool fencing.

Home Networking

A home network offers automated control of multiple home systems such as communication, computers, audio and video, security, electric gates and doors, air conditioning and lighting controls.

Builders should ensure that clients plan for future demands at the design stage of building or renovating.



• For more info: Ph CMS Group, 09 589 2050 or 0508 FUTURE
On the web: www.fpb.co.nz

Award winning shower technology



METHVEN | TAHI 

The world's first luxury shower system that uses Methven's award winning water saving* Satinjet technology bringing an unmatched luxurious shower experience to the home. All in all, it's the future of showering. Tahi is suitable for mains pressure installations and is available now from Plumbing World.

* For details on how Satinjet technology can potentially save water please check www.methven.com/nz/technologies/satinjet/


plumbingworld

bathrooms, laundries, kitchens and gas...
it's what we know



Branches Nationwide
www.plumbingworld.co.nz



Super-sized collaboration brings 3750 tonnes of steel



In terms of tonnage, Lion Nathan's iconic new \$250 million manufacturing and warehousing facility in Auckland might not be the biggest steel job ever, but it certainly comes close, with 2500 tonnes of structural steel and approximately 1250 tonnes of steel in 16km of driven pile.

The sheer scale of the project is more easily seen by comparing it with a modern high-rise. The 20-storey Deloitte Centre in Queen Street, Auckland, is 34,000 sq m including the basement.

Project Century covers 60,000 sq m, and incorporates seven buildings, the largest being the warehouse and packaging hall (at more than 45,000 sq m) and the smallest being the brew house (at around 900 sq m).

Scale aside, the really huge story behind what made the construction of the new brewery a world-class success is the extraordinary collaboration that took place.

As Mike Sullivan of D&H Steel Construction points out: "It doesn't matter how well we perform in the factory, ultimately you are measured by what happens on site and how you work as a team.

The interaction between Mainzeal,

Beca and D&H showed how working together early in the design phase allows smart problem solving, and creates considerable savings in time and costs."

The project benefited not just from state-of-the-art technology, but a commitment to making the most of everyone's specific expertise from the earliest stages," Mr Sullivan says.

Mike Turner of Mainzeal agreed. "I was impressed with the structural steel trade. What was achieved by the 'solutions-based attitude' we all shared is one of the many success stories of the project."

Project Century, as the project was known to all stakeholders, had to be the ultimate in collaboration for many reasons.

The imperative was to ensure it was sustainable from economic, social and environmental perspectives. With construction under way before design could be completed, the early focused teamwork allowed for creative solutions, quality management and greatly reduced wastage — increasing the effective and economic use of steel.

High-level collaboration was needed for solving complex and intricate tasks on the one hand, and at the other

end of the scale the sheer size of the trusses.

Perhaps the most notable collaboration was the design and methodology input by D&H Steel Construction, Beca and Mainzeal into the 150m-long multi-span steel trusses in the warehouse — a process managed by Mainzeal.

The trusses were assembled on the ground and erected in three parts, two or three bays at a time. This required careful design of the splices, the lifting points and the exact placement of the four cranes. The steel frame consisted of 33 trusses spanning 150m, with two massive spine trusses running the length of the building.

The truss connections were designed and fabricated in a way that would accommodate the temporary deflections expected during the erection phase.

The stunning glass entrance facade is another impressive collaboration. D&H was engaged by Glass Metro Tech to design and build the steel structure to support the inclined glazed cylinder.

"The accuracy required was to the millimetre, and when you see the size and complexity of the glass structure you can appreciate why this tolerance

Continued page 31

the best out of

From page 30

had to be applied," Mr Sullivan says.

Also of note is the Tank Farm structure with no vertical columns. To erect this required some very innovative solutions.

Structural steel played a significant part in this project along with precast and insitu concrete to form the structure. Steel was used primarily because the long spanning trusses could be erected faster than any other product.

Also, as Mr Turner points out, "steel has the ability to transfer loads over a great distance — for example massive trusses supported by just two columns".

From a site point of view, steel is very convenient. Fabrication and painting is done off site, with only the erection process required.

Continued page 32

**Height Safety
Anchor Points
StaticLines
Permanent Ladders**

SafetyLink™ Pty Ltd has been operating as a manufacturer of Height Safety equipment for over a decade. Our product range includes anchors, staticline systems, permanent ladder systems and ladder stabilisers.

Our anchor range includes the SafetyLink™ Energy Absorbing Eyebolt. This eyebolt was developed and tested extensively to maximize energy absorption while retaining its strength when arresting a fall. Its tapered design enables it to bend like a fishing pole to reduce the load back on the structure and the person attached to the anchor.

All SafetyLink Pty Ltd products are manufactured to comply with Australian and New Zealand Standards.

Distributor of SafetyLink Pty Ltd Products www.heightsafety.com

South Island
Total Height Safety Ltd
PO Box 16-293 | Hanby | Christchurch | New Zealand
Phone: 0508 4HEIGHTS | Fax: 03 3490203
ris@totalheightsafety.co.nz | www.totalheightsafety.co.nz

North Island
Height Safety Engineering Ltd
52 Western Road | Ngongotaha | Rotorua 3010 | New Zealand
Phone 0275 953255 | Fax: 07 3575848
info@heightsafety.co.nz | www.heightsafety.co.nz

Brilliant colour choice?

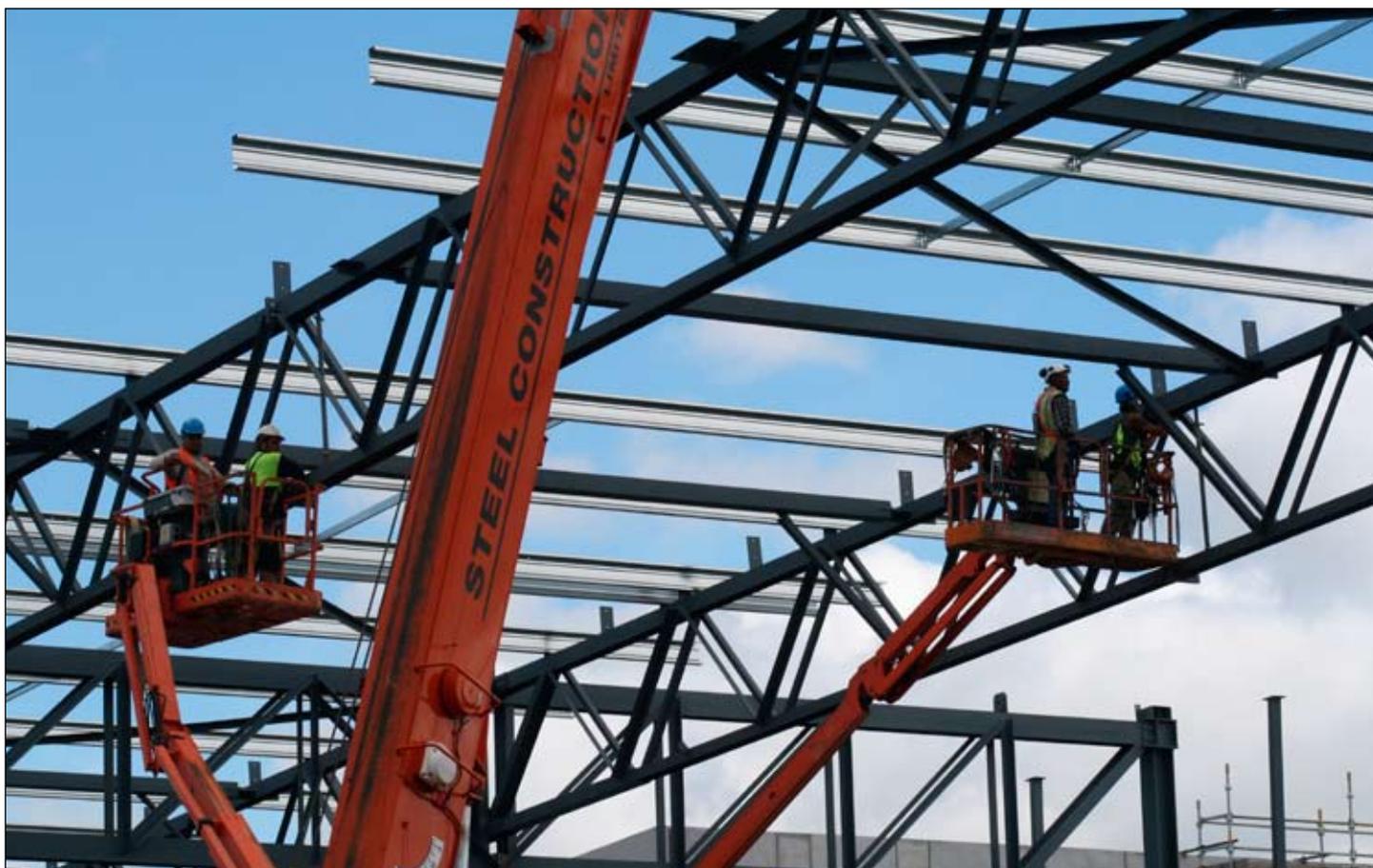
It's covered.

COLORSTEEL® pre-painted steel allows you to express your creativity to the full with a colour range that's truly inspirational. Whether you want to blend in with the colours of the surrounding landscape or make a bold statement, COLORSTEEL® products will make the most of a great design.



www.colorsteel.co.nz or call 0800 523-656

205557A_BT



Super-sized collaboration brings the best out of 3750 tonnes of steel

From page 31

Objectives and deadlines have been well met. The first test beer was produced in the new brewery plant on 15 September, with intentions to start producing and packaging product for retail sale early this year.

The project certainly passes the taste test and the ingenuity test brilliantly! Not only did the team develop a deep respect for each other's expertise, but the whole industry can now celebrate what New Zealand specialists in this field can achieve.

Worth raising a glass or two over!
Cheers!

www.traydec.co.nz

Concrete Saver 60
Ultra-Span 80
Tray-dec 300

Save Money
Save Time

Call for
our latest Manual
or see our web site.

300
60
80

Traydec NZ Ltd

46 Patiki Road
Avondale
Auckland

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

The Carters Calendar 2010

It looks to be yet another action-packed year on the Carters calendar. Here are just some of the fantastic events and entertainment Carters has lined up in 2010!

Carters Kids Gone Fishin'

Carters Kids Gone Fishin' days were a great success last year. They are collaborative events between Carters, Police Bluelight, Graeme Sinclair and the Gone Fishin' team, and the local community.

The aim of these events is to get the kids having fun in an outdoor marine environment and to encourage parents to spend quality time with their kids. Entry is free but you need to register, so get down to your local branch. Upcoming events are:

- 20 February — Foxton
- 7 March — Auckland (North Shore)
- 13 March — Blenheim
- 14 March — Christchurch
- 21 March — Auckland
- 27 March — Napier

Carters Beach and Boat Competition — 26-27 February

This competition is New Zealand's largest fishing tournament, with 2000 senior and 100 junior anglers competing in 2009. At the new location for 2010, the Marsden Cove Marina, the competition offers two days of fishing in the beautiful Bream Bay and top quality prizes from a huge prize pool.

Help us celebrate our varied recreational fishing community. It doesn't matter if your boat is big or small, your rod old or new, or if you are young or old — you are guaranteed a great weekend. For further information visit www.beachandboat.co.nz.

Mystery Creek Fieldays — 16-19 June

Once again Carters will be exhibiting at the National Agricultural Fieldays at Mystery Creek, Hamilton. With our comprehensive range of quality products and services for building, fencing, rural products and home maintenance we can effectively cater for everyone's needs.

We are serious about our positioning as Your Building Partner. That's why we offer more than just high quality building supplies. Visit us at Fieldays to discover how we can make building easier for you!

Registered Master Builders Conference — 8-10 April

Carters will be attending the Registered Master Builders 110th annual conference in Napier at the War Memorial Conference Centre. Carters is a platinum sponsor of this year's event, and is looking forward to another informative and successful conference.

The Carters **Advantage** team has put together more great trips for 2010:



Advantage Barefoot Fiji 2010

Who can resist the allure of Fiji? Palm trees, white sandy beaches, the sound of the waves lapping on the shore and especially "Bula" time. A great winter escape, Fiji is the perfect place to relax, unwind and rejuvenate.

Take your watch off and let time stand still while Carters performs its magic and gives you a wonderful holiday full of surprises — you never know who you might meet. Join us and experience the fun and excitement of going Barefoot.



Advantage Footloose New York 2010

In a New York minute this city will have you wanting more. Everything you could want in a holiday destination is found here — fantastic shopping, world class restaurants and bars, amazing theatres and shows, astonishing architecture, excellent museums and big hitting sporting events, along with some of the most world famous buildings.

Be spellbound by the Statue of Liberty, Brooklyn Bridge, Chrysler Building and Grand Central Station, then look out from the top of the Empire State building or the Rockefeller Centre — it is a city that continues to surprise.

For the ultimate hassle-free adventure join Carters and take advantage of a trip that will create memories of a lifetime.



Boots 'N' All Bledisloe Cup Tour 2010

There is nothing as exciting as seeing the All Blacks playing New Zealand's national sport live in Australia. Be there as Carters cheers on our team when they battle the Wallabies for the privilege of holding aloft the mighty Bledisloe Trophy. In 2010, Melbourne hosts this event — shall we save you a seat?

On Carters trips every last detail is organised for you, from flights and accommodation to special events. So why not take advantage?

If you would like further information on these trips, or on becoming an Advantage member, contact your local Carters branch, or phone 09 272 1440.

Build your business around **DATABUILD**

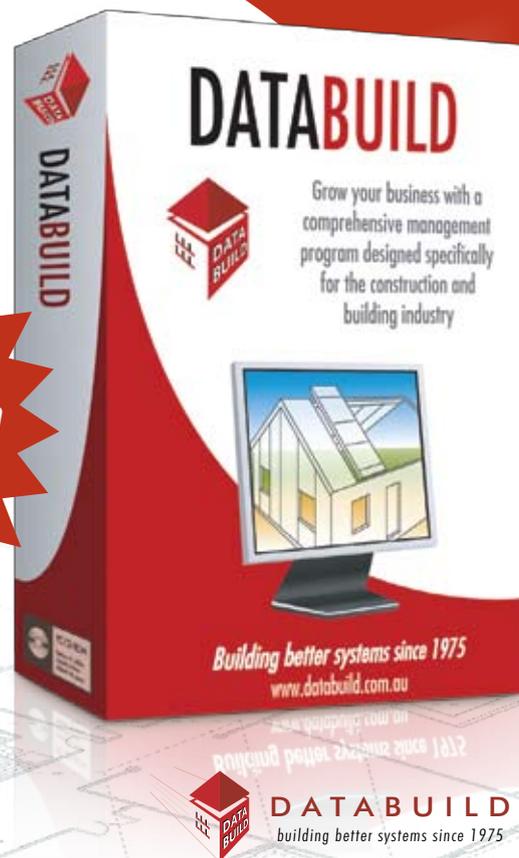
The complete business management software system for the **Building & Construction Industry**. Manage all facets of your business, whatever the size.

- Sales
- Estimating
- Production
- Scheduling
- E-commerce
- Administration
- Accounting

Stay in control of your building business with **DATABUILD**

Over 3000 systems sold in Australia and New Zealand!

CALL US TODAY ON
0800 080 009



www.databuild.co.nz

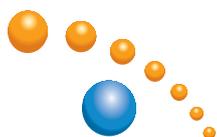


DATABUILD
building better systems since 1975

002 001 CREATIVE CONSULT

Design so irresistible, you have to feel it for yourself.




**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

www.buildingtoday.co.nz

Window suite introduced

The Atlantic Suite has been designed to span the market, from high-end homes or those needing a high performing product, to commercial buildings and apartments.

The specification was easy — it had to be the highest performing, most versatile, smoothest operating and best looking system available on the New Zealand market.

The average performance level across all products is twice the VH wind-zone, water test requirement, some up to three times.

The appearance is unprecedented — all traditional aluminium joinery detailing and construction has been



hidden or eliminated.

The operating panels are no longer screwed together but are securely bolted with spigots and stainless steel bolts.

For more info: www.buildingtoday.co.nz

Keyword: joinery

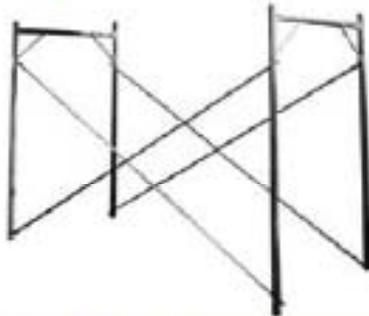


New Zealand Scaffolding Supplies Limited

For all your scaffolding needs

- 2 frames
- 2 braces
- 4 base plates
- H frames
- Tube
- Planks
- Full range scaffold clips
- Lightweight mobiles

SAVE \$70
\$300
 +GST
 RRP \$373



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



By mid 2010 there will be a labour shortage in the building and construction industries — resulting in the need for 8300 new workers each year from 2013*.

**Source: NZIER, forecast exclusively for the BCITO, March 2009*

Let's not wait until 2013. Call us today about upskilling your team.



0800 4BCITO
 (0800 422 486)

www.bcito.org.nz



martini2633

BUILDING APPRENTICESHIPS



Christchurch salutes the Deans

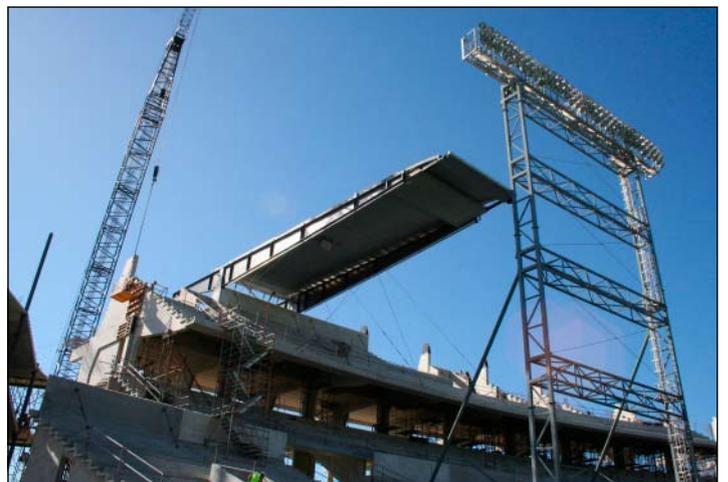
Dr Kerry Rodgers reports on another Rugby World Cup venue — Christchurch's AMI Stadium

AMI Stadium is the latest incarnation of what was once Lancaster Park that began life in 1880 under the auspices of the Canterbury Cricket & Athletics Association.

The place was taken over by the Cricket Association in 1904, who were joined by the Canterbury Rugby Football Union in 1911. Post WWI, ongoing financial

difficulties moved Parliament to vest title of Lancaster Park in the Crown under the Victory Park Board. This board ruled the roost until December 1998 when the current management team took over.

AMI Stadium is Christchurch's premier outdoor sporting and entertainment venue. It serves as home to the Crusaders and Canterbury rugby teams. The existing seating capacity is 38,500 for sporting events, but this can be extended to 45,000 for concerts.



Over the years several major expansions of the park have occurred. The embankment was upgraded in 1957 and two new stands completed in 1965. In 1995 the Hadlee Stand opened. The embankment and old No. 4 stand were replaced in 2000 by the Tui Stand, and the Paul Kelly Motor Company Stand on the west side of the ground.

The 50-year-old No. 1-3 eastern stands on the Wilsons Road frontage had long been recognised as having reached the end of their lives. The advent of the 2011 Rugby World Cup and 2015 Cricket World Cup saw plans accelerated to replace them with a new three-level East Stand that will mirror the Paul Kelly Stand.

The project's designers are Athfield Architects Ltd, the firm responsible for the Paul Kelly Stand. Earlier this year it was announced that when the new East Stand officially opens it will be named the Deans Stand.

Vital AMI Stadium trivia:

- Originally trotting used the Park, departing for Addington in 1899.
- In 1912 a Floral Fete was held to raise funds to clear a debt of £2,000 in order to prevent the ground being subdivided for building.
- In 1915 the main oval was ploughed up for a potato field to raise further revenue.
- The lighting towers added in 1996 were a first for a major New Zealand stadium.
- AMI Stadium provides a "home away from home" for teams in the Australasian NRL competition, such as the Wests Tigers.
- In 1986 Pope John Paul II conducted a public mass on the oval before 28,000 people.
- Concerts at the park have included Billy Joel in 1987, U2 in 1989 and 1993, AC/DC in 1996, and Bon Jovi in 2008.

The new Deans Stand will have:

- three levels all-up, making it lower than the Paul Kelly Stand,
- one level containing hospitality seating and more Lancaster Reserve-type seating,
- all up seating for 15,000 with two-thirds covered,
- additional car parks under and around the stand,
- the eastern lighting towers relocated to the front of the stand roof, and
- an internal concourse connecting all stands.

The stadium is the second largest in New Zealand in the shape of a modern arena, with more than two-thirds of the 40,000 permanent seats under cover. For non-sports entertainment this capacity can be extended. When all the bills are in, the final estimated cost will be \$60 million.

And in case anyone wonders, given some recent sporting travesties, no consideration will be given to roofing the AMI Stadium unless someone has a spare \$500 million they would like to donate.



The new stadium was officially opened by hosting a Hyundai A-league football match between Wellington Phoenix and Adelaide United — resulting in a 1-0 win to the home team — on Saturday 30 January 2010.

Personal liability of construction company directors — where is the law currently at?

Tim Bates of Auckland law firm Legal Vision examines the law regarding company director liability in the construction industry.



Ever since the statutory creation of the company vehicle, there has long been a principle of liability being limited to the company itself, rather than the shareholders that retain ownership of the company.

The concept of limited liability was brought about by statute, namely the various incarnations of the Companies Act.

In the context of building law, this all appeared to change with the High Court decision of Morton v

Douglas Homes Ltd 2 NZLR 548 "Morton".

The Morton decision was a subsidence case where the plaintiffs claimed compensation for damage suffered by their dwellings, consequent upon the subsidence of the foundations of four ownership flats in Cutts Road.

The defendants comprised the landowner and developer, two directors of that company, the engineer and the local authority responsible for issuing the permits.

Personal involvement analysed

The judge analysed the personal involvement and control in the construction work, in order to determine whether a personal duty of care could be established on behalf of the directors.

The submissions were put to the judge on the basis that the directors had personal knowledge of the subsidence issues at the site and knew what steps had to be taken to guard against subsidence.

However, they directly chose not to put in place those features to guard against subsidence.

Depending upon the different roles that the directors played in construction, Hardie Boys J imposed personal liability on the directors for different defects arising from the construction work.

Directors not immune

This decision was important in opening the door to personal liability for directors of companies in the construction industry, and in no uncertain terms holds that directors have no more immunity from committing common torts as a "humble employee".

The decision in Morton was followed up by potentially still the most important decision on personal responsibility of directors, the Court of Appeal in Trevor Ivory Ltd v Anderson [1992] 2 NZLR 517 "Trevor Ivory Ltd".

The decision involved crop spraying advice provided by Trevor Ivory Ltd (TIL) through its agent/director Trevor Ivory to the orchardist Anderson.

Advice was provided to Anderson to spray his raspberry crop with roundup which, whilst getting rid of unwanted couch grass, also completely destroyed the plaintiff's raspberry crop.

The Court of Appeal was asked to consider whether Mr Ivory was personally liable to Anderson.

The basis for finding no personal duty of care owed by Mr Ivory was that he had assumed no personal responsibility for the advice given to Mr Anderson in respect of the spray to use.

Personal responsibility

Having said that, the Court of Appeal, while not finding Mr Ivory personally liable for the statements he made whilst performing the services that his company had contracted to perform, clearly stated that in certain circumstances a director could become personally liable for his acts, so long as he had accepted a personal responsibility for these acts.

It is within the realm of leaky building cases that the personal liability of directors has been argued the most frequently and most forcefully.

This is no doubt because the unwitting leaky home owners often find themselves with no solvent developer, certifier or builder to recover their losses from. Therefore, they are forced to look at the individuals behind those companies.

The leaky building cases (with some exceptions), have found directors of construction companies personally liable for water ingress defects so long as the director has exercised sufficient control over the construction work, such that it could be said that they have caused/created the defect.



LegalVision

At Three Lamps Lawyers

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

Principal: Timothy Bates LLB (Hons)

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

What's On the Web?

www.buildingtoday.co.nz

Poll question

Take part in Building Today's
latest on-line poll
where we're asking:

*"Are you planning to take on
more building staff in the next
two to three months?"*

Go to:

www.buildingtoday.co.nz

Do you value your
products and services?
Then add value to
your advertising!

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

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

Call Andrew Darlington
on 09 478 4888

www.buildingtoday.co.nz

Use our web search engine to look
up any article that has appeared in
Building Today. And keep up to date
with the latest construction news at
www.buildingtoday.co.nz

Subscribe to Building Today

Building Today is the industry news magazine that
keeps you up to date with what's happening in the
construction 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 (payable to Taurean Publications Ltd) for \$56.25 (incl
GST, GST No 66 019 802).

FREEPOST to: Building Today, Freepost 67 299,
PO Box 35343, Browns Bay, North Shore 0753

Name:

Company:

Address:

Type of business:

Signature

Ph:

Date:

Skills Maintenance Points

Building Today is now registered
with the Department of Building and
Housing for contributing towards skills
maintenance points for Licenced
Building Practitioners.

Building Today is worth 6 points per
year under 'Activities approved
by the Registrar'.

If you are a Licensed Building
Practitioner, cut out this notice and save
it with your skills maintenance literature
for when you are audited.

For more information go to
www.dbh.govt.nz



Spend \$2950 on Pink® Batts® and score a few home comforts

Nothing makes a home more comfortable than Pink® Batts®. And nothing will make you more comfortable than these great home comforts from Breville! Just spend \$2950 excl GST or more on Pink® Batts® standard, Pink® Batts® Silencer® or Pink® Batts® Ultra® at Carters to score your kettle, sandwich press and electric wok from Breville, an appliance package worth over \$400 RRP!



Terms and conditions: Purchases must be made between 1st February and 31st March 2010. 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. Entry is automatic on invoices raised for trade account holders only. One each of the Breville Nova Cordless Kettle, 4 Slice Sandwich Press and Healthsmart Wok per qualifying customer. Distributed in April.