

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



Naylor Love: Celebrating 100 years



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ROOFS

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Win a Showerdome installed worth \$395! See page 31

building today

This month we profile Dunedin construction company Naylor Love Ltd which celebrates its centenary this year.

It has built an impressive portfolio of projects, many of which have gained Registered Master Builders Commercial Project of the Year honours.

We also summarise the Department of Building and Housing's second Building and Construction Outlook quarterly report, published in June.

And Jennian Homes director Richard Carver comments on the struggle the residential construction sector is experiencing at present. He asks for the Government to restore consumer confidence in new home building and renovations, and to restore industry viability.

Andrew Darlington
Editor



Dunedin's Wall Street Precinct — just one of the many projects constructed by Naylor Love Ltd which turns 100 this year.

cover story 16-19

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chief's chat

by ceo warwick quinn

Why would you not want to be an RMB?



When I am presenting to a group I am often asked what the benefits are of being a Registered Master Builder. Now I have only been in the job for 18 months and after conjugating on this for a while my general response is "why would you not be a Registered Master Builder"?

Being a member of any organisation is a matter of choice, and one of the key challenges for us is to continuously provide benefits and services that you value. The bar is always being lifted — which is a good thing — and the expectations on us are no different than, say, cars.

A few years ago electronic windows and ABS braking were extras, but nowadays they come as standard. So it is for us at Federation, and the expectations are the same.

When I think about what RMBs have access to via membership, I truly do wonder how those that are in the building game and not aligned to any organisation such as ours get on.

Some of the things we have are truly valuable and unique to RMBs. For example:

- **The BRAND:** The RMBF brand is strong, well known and trusted. It is not infrequent that we are asked to speak to other organisations on how we manage and maintain it, and they are envious of our position. This, alone, is gold, and something we need to continuously foster and promote.
- **The guarantees:** We are the largest provider of home warranties in New Zealand — and we have just released two new products to meet market needs. Gone are the days where "take my word" is good enough. The Government is looking at making home warranties compulsory in one guise or another, and we are right there with what is needed. Only an RMB has

access to these products.

- **House of the Year/Commercial Project Awards:** Mark my words, these make an enormous difference when it comes to differentiating yourself from your competitors. This awards programme is 20 years old, and has carved itself a highly respected niche in the property market. When times are tough, such awards can make all the difference, and only an RMB can win them.
 - **Apprentice of the Year:** This is growing by the year and is the industry standard. It was started by the Wellington association, but has expanded to become a nationwide competition and to be the benchmark for apprentices.
 - **National advertising and promotion:** We spend a lot of time and money promoting our brand and business. We are on all three main TV channels, as well as Prime, Living Channel and Sky Sport. We have our own HoY TV programme and brand ads to match.
- We have print advertising in well known consumer magazines such as Air NZ's *Koru*, *House and Garden*, Resene's *Habitat* and all the trade print publications that matter. We have just opened stands in the Home Ideas Centre, we attend all the trade shows, and all local associations attend local events as well.
- **Contracts and industry documents:** We have a raft of quality contracts for members to use to protect you and help run your business better — from residential building contracts to labour-only, minor works, subcontracts etc. We have just launched the RMB Best Practice Guide that is full of things you must know on how to run your business better. This is free to members.
 - **Legal advice:** We can provide members with limited legal advice. Leoni Carter writes a regular article in *Building Today*, and she is only a phone call away if assistance is needed. If she is unable to help you directly she will certainly point you in the right direction.

- **Annual conference:** We have an annual conference which is one of, if not the best, in the sector. Next year we are partnering with BuildNZ to make it bigger and more relevant, and a must-go-to event. It will keep your licensing points up, and you will learn a lot.
- **Public web site:** We have a very good, high profile, public web site. We get thousands upon thousands of hits, and many jobs are obtained via this portal.
- **Members web site:** We maintain a members-only web site with access to all sorts of relevant information and documents. It needs to be revamped but it is all there, and probably a lot more than members realise. You can download contracts, obtain referrals, list your showhomes, use the RMBF's own BuildersCV that helps maintain your work history, an easy to complete LBP application form and the latest relevant news.
- **Regional Service Officers:** We have seven of these guys throughout the country. They will call on you whenever you request, and assist you in any way possible.
- **Publications:** We have numerous publications to keep members informed: *Building Today*, *Nailing it Home*, and a newly-published newsletter, *Briefed*. Your local association will also have newsletters and other communications to keep you up to date on developments.
- **Relationship management:** We undertake a not insignificant amount of relationship management by speaking frequently at forums, public venues and conferences.
- **Government advocacy:** There is a huge amount of time spent by Federation staff and others in this area. We are represented on all manner of working parties and Government forums, and can meet Ministers and senior Government officials with a phone call.
- **Media liaison:** This is another high profile area for us. We are regularly contacted by media for our comments and thoughts on industry issues. We issue press releases and take part in wider discussion on topical matters.
- **Discount programmes:** We offer a raft of financial discounts through various suppliers and providers. This is an area that is always changing, and we have to keep abreast of these. You only need to contact us to see what is available, or check the web site.

When I look at all these, and this is by no means a complete list, I do wonder how the others fare.

When times are good I guess it doesn't really matter as there is more than enough work for everyone. But when things tighten up — that is when it makes a difference.

I know for a fact that during the recession — and we are by no means out of it yet — some banks would only lend on new homes if they were being built by a Registered Master Builder. That speaks volumes. So I ask you again: why would you not be an RMB. But then I guess I am preaching to the converted.

Getting payment from a ‘residential occupier’

By RMBF in-house counsel
Leoni Carter

General knowledge of the benefits and obligations that the Construction Contracts Act 2002 has brought to the business of building has improved in recent years, but members still ask how to go about ensuring that they get paid even when they’ve taken all the right steps under the Act.

When a valid payment claim is ignored, ie, no payment schedule is issued, or it has been but the scheduled amount hasn’t been paid, the right to payment is provided by the Act. But how do you actually get the money?

(Of course a valid payment claim needs to comply with the Act’s minimum requirements for information, including the additional information for residential occupiers. If in doubt, check out the member’s section of the RMBF web site for a sample payment claim and a step-by-step guide.)

Before resorting to court or adjudication, there are means of persuading a debtor client that the money should be paid.

The Registered Master Builders Residential Building Contract RBC-1 gives the RMB the option of stopping work for non-payment, or placing a caveat and a mortgage on the title to the land (after observing the required notice and time provisions).

These powers are the equivalent to the CCA’s powers of stop work and placing a charge on the land in a commercial construction contract. But the Act specifically states they don’t apply as of right to residential contracts.

While it is true that you cannot “contract out” of the Act, ie, you cannot put any clause into a contract that has the effect of negating or denying the rights that the Act provides, there’s nothing to stop a contract from containing provisions that the Act does not provide.

You should act quickly when payment is outstanding — the longer you wait the harder it will be and the less likelihood there is that the client can or will actually pay.

If the client hasn’t raised an issue with the job, then it’s their ability to pay that is likely to be the problem.



Do not delay. If you are using RBC-1, ensure that you comply with the notice provisions, and have the caveat registered on the title and request the executed mortgage as soon as possible.

In addition, if the client has a Master Build Guarantee, you can draw their attention to the fact that failure to pay is a breach of their obligations under the Guarantee, and they risk it being cancelled.

You should also alert the debtor client to the fact that if you are forced to take action they will be liable not only for the outstanding amount, but your actual and reasonable costs in getting judgment.

Fast-track mechanisms

Hopefully, this encouragement will result in the outstanding amount being paid. However, if that doesn’t happen the Act provides a few fast-track mechanisms for turning a “mere debt” into an enforceable one.

Recovering a debt through the court system or adjudication follows two stages. The first stage includes obtaining a judgment (getting an order from the court that the debt is owed) and, second, enforcing that judgment (or getting the court to enforce the judgment if the debtor refuses to pay).

Getting the judgment can be by way of adjudication, summary judgment (or statutory demand if the debtor is a company). While the procedures are different they

all basically involve filing the requisite evidence of the debt along with an explanatory statement, the opportunity for the debtor to respond, and the issuing of a decision or determination by the court or adjudicator.

However, if an adjudicator’s determination is not complied with, ie, they still don’t pay, you have more work to do before the debt is enforceable. You’ll have to have the determination entered as a judgment in the District or High Court.

Once judgment has been entered against the debtor, he or she should arrange payment of the debt. Where the debtor either refuses to make payment or where payment appears impossible, you will have to enforce payment of the debt. Yes, you guessed it, back to court.

Methods of enforcement

The most common methods of enforcement include:

- **Order for Examination:** An Order for Examination requires the debtor to appear before the court registrar to be examined as to their financial situation. If the registrar determines that the debtor is able to pay the debt, the registrar will make an order for payment.
- **Attachment Order:** An Attachment Order directs the debtor’s employer to make deductions from the debtor’s wages or salary, or from benefits, to be paid directly to the creditor.
- **Distress Warrant:** A Distress Warrant provides for a collections officer from the District Court to seize goods from the debtor to the value of the debt. These goods are held for approximately five days and then sold. Proceeds are then paid to the creditor minus the expenses incurred in the seizure and sale of the goods.

The recovery of money owing can be a slow and painful process, and costly.

While the Act has provided greater clarity in respect of right and ability to recover the costs of debt recovery, the basic court processes remain unchanged.

The best strategy is to try to ensure that you don’t become a creditor in the first place. Act quickly and firmly, and strictly in compliance with the Act and your contract, when money is unpaid.

Smart ways to improve your bottom line: Part 2

By RMBF president
Blair Cranston

It has been another busy month with plenty of progress on key industry initiatives. One of the pleasures of my role as president is visiting our members in the different regions and attending interesting events.

Over the past few weeks I have attended meetings in Auckland, Coromandel and Nelson, and the passion exhibited, and issues confronted by our various associations are always similar.

We have formed our weathertightness solution group and have scheduled the first meeting for July. We will keep you updated on this important initiative.

Last week I was asked to attend and officiate at the opening of a fabulous new sustainable display home on Waiheke Island. It was a great event and provided an example of what can be done in the key area of sustainability. This home is designed and specified to provide every possible comfort while, at the same time, using natural resources. It is a home worth a visit, and one we are bound to hear more about.

By the time we go to print, I will have embarked on a round of House of the Year regional events, and I really look forward to seeing the high standard of work undertaken by our members.

It's our 20-year celebration of this competition — a huge milestone for Registered Master Builders. A big thanks goes to those sponsors who have supported us along the way, in particular those that have been there right from the beginning.

Last month I covered the first nine of the 18 ways to improve your bottom line. Here's the second nine:

10

Programme your work

Time is money and there is a direct correlation between job time line and profitability. This has been proven time and time again. Although quantities remain the same irrespective of building time, the reality is that a job that maintains momentum is finished faster and requires less management overhead.

11

Standardise and systemise procedures

Wherever possible, settle on systems that work and



keep to them. It is important that things are done in an orderly fashion and can be followed by most, if not all of your staff/team. This applies to all tasks, from filing, costing and ordering, through to completion and maintenance checklists.

12

Watch staff levels — an obvious one

It generally goes without saying but can be hard to get right. There is always an optimum number of personnel required at any particular time. As a simple example, four carpenters will not always build a particular home twice as fast as two carpenters.

If your workload is a little inconsistent, try to take on people on a more flexible arrangement so you can release them when workload reduces. Also, to retain key people during quiet times, think about other tasks they can attend to. For example, your building supervisor could work on the tools for a period.

13

Sales volumes — vitally important

Set a sales target at the start of the year and regularly track actual sales versus plan. Again, this is a fundamental one. You need an annual target and be able to measure performance on a regular basis. This is not difficult.

14

Monitor advertising and promotions

Find out which promotions are working and set a realistic budget for advertising and marketing. Any advertising is expensive so you need to find out what works for you. When you receive enquiry (foot traffic, phone calls, show home visitors, web site hits) make sure you find out what brought them in. You simply need to ask and record the answers. This will tell you

where you should be spending your advertising dollar.

15

Actively develop your referrals

Work hard to gain new business from existing clients. There will be no more cost-effective sale to make than that based on a referral. These can come from existing customers as well as other people you are regularly in contact with.

Suppliers and real estate agents are good examples. Try to form and maintain good working relationships and take advantage of networking opportunities in your area.

16

Look at your management systems

You need systems that monitor job performance, cashflow and other key performance indicators. These can be purchased and/or developed. They do not need to be complex. They simply need to give you required information at important times.

17

Build the project right the first time — try to avoid mistakes, they cost money

It's worth the effort. Mistakes not only cost to rectify, they also slow down progress and cause frustration for all concerned. In some cases, they also break down the level of confidence your customer has in you and your team.

This alone can turn a co-operative customer into a tough, uncompromising customer looking for faults and reasons not to pay you.

18

Manage variations properly

Variations either cost money or make money, so ensure job changes are recorded and charged out correctly. Keep your customer updated to avoid debate at the end of the project.

It is absolutely imperative that you record all key discussions leading in to variations, and try to provide your customer with an estimate of the likely cost implications. Use a variations book on site and/or simply confirm all relevant discussions by fax or email on your return from the site.

Then, try to calculate actual figures as soon as you have them so you avoid a battle at completion. Document everything and develop a system for capturing relevant time sheets and invoices to make cost collation and justification easier.

Sleek, stunning and sustainable

John Creighton was over the moon when his company took out the BRANZ Sustainable Homes over \$1 million category, in the Registered Master Builders 2009 House of the Year, in association with PlaceMakers.

John Creighton, owner of John Creighton Builder Ltd, says every element of the two-storey Christchurch home was developed with an eye for sustainability — featuring four bedrooms, four bathrooms, three living rooms and an attached garage.

“The home owners were really passionate about sustainability, so it was important that we used the latest materials and construction methods to ensure optimal energy efficiency and future proofing,” Mr Creighton says.

“We even went as far as installing an automation system that controls everything from power and heating to its security and solar energy.”

The home also boasts an outdoor area with a pool, organic vegetables that climb up a wire grid and a well-planted landscape, resulting in a finished product that the competition’s judges described as a “self-sufficient, sustainable home that will last a lifetime”.

“This home delivers a sophisticated response to sustainability, beautifully delivered on an inner-city site, showing what can be achieved using sustainable principles,” they said.

“Excelling in everything from energy efficiency and design, this home also delivers thermal separation from the elements, reducing heat transfer and creating a warm and inviting home.”

Although Mr Creighton says the company doesn’t specialise in sustainable building, he believes that after the Christchurch project, his staff have developed exceptional knowledge and skills in a range of sustainable practices.

“The home required extensive research in sustainable products and processes, which allowed us to test and develop our knowledge in these areas,” Mr Creighton says.

“Being successful in this industry requires continuous learning, so I am pleased to say our team has successfully upskilled in the area of sustainable building.”

Mr Creighton has had a passion for the



John Creighton Builder Ltd, Christchurch, was the winner of the BRANZ Sustainable Homes over \$1 million category in the Registered Master Builders PlaceMakers 2009 House of the Year.



construction industry for as long as he can remember, starting his own company in 1993, and becoming a Registered Master Builder a year later.

“Being a Registered Master Builder is like having a quality mark for everything you do. It’s a great way for customers to see your value and have the assurance that you will do a great job,” he says.

The 2009 award was the second national award John Creighton Builder has won in the past eight years, and he is very optimistic about his entry in the 2010 competition.

“We build each and every home to an award-winning standard, and ensure that the client is always happy with the end result.”

Mr Creighton believes his company’s point of difference is its superior service, commitment to quality and the loyalty and efficiency of its staff. “Some of our builders have been with us for 10 years — we have even built two homes for some clients using the same building team.

“We pride ourselves on making the building process an enjoyable journey for our staff and our clients. Building your dream home should be an exciting venture.”

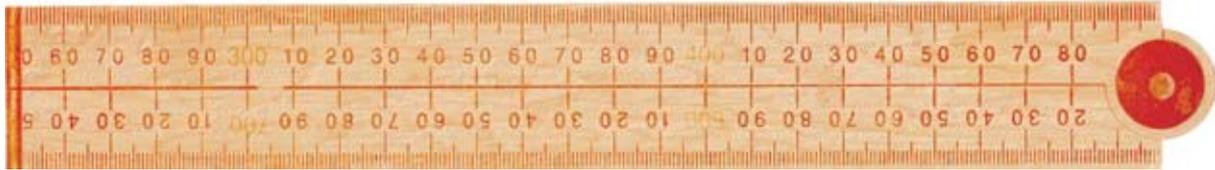
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How to measure up . . .



Judging is about to kick off for the Registered Master Builders Carters 2010 Apprentice of the Year competition. To give employers and entrants an insight into what the judges are looking for, we spoke with judges Dave Mudge (RMB), Maurice Blair (Carters) and Graeme Paton (BCITO) about how to gain a competitive edge in the critical judges interview.

What basic tips would you give apprentices preparing for their interviews?

Maurice Blair: Being prepared and knowing the job that you have submitted for your entry is the best advice I can give. Also, reviewing the plans before coming to the interview is important. But most of all, be yourself.

Graeme Paton: Go over your submission in your mind. Identify your key points, and have a practice run in front of your friends, family or boss.

What should apprentices think about when talking about their industry knowledge, previous projects and their own personal interests?

Maurice Blair: Industry knowledge involves anything you have learnt along the way. It's important to think about things you've learnt outside your apprenticeship programme, as well as within it.

It's great to hear about what you do outside of your working day, including any other studies you are working on, or community and sporting activities you are involved in.

Dave Mudge: Have a general knowledge of products and legislation. You don't have to sit down and memorise all the legislation, but have an understanding about what sources you would need to use if an issue arose.

Graeme Paton: Be honest. If you don't know something, say so. Think about and explain the interesting or tricky areas or tasks of your project.

Think about your out-of-work activities and how you will explain those.

What are some of the common interview slip ups?

Maurice Blair: Not being prepared, and not knowing the job that they have submitted for this competition. Mistakes are ok — it's good to see how you handle yourself under pressure.

Dave Mudge: The main thing is making sure you know your submission. The worst possible thing you can do is go into the interview without knowing what you have submitted in your entry form.

Graeme Paton: Not listening to the questions being asked, not making eye contact, and poor personal presentation.

Name three key things every apprentice should remember before the interview?

Maurice Blair: Have a little knowledge about the building acts and regulations, a good understanding of building materials, and knowledge of health and safety and whose responsibility that is on site.

Dave Mudge: Be relaxed, alert and sound of mind. Just make sure you are mentally and physically prepared.

Graeme Paton: Relax — the judges are there to like what you've done. Reflect on the key points of your project, and take your time.

How important is presentation and dress for the judge's interview?

Maurice Blair: It's like going for a job interview —

high standards are always what we are looking for. You don't need to hire a suit, but we do look for tidy dress.

Dave Mudge: You don't want to be coming straight from the building site. An interview is an important occasion, so it's important to look the part — smart, casual jeans are fine, but it is important to make an effort.

Graeme Paton: Personal pride shows professional pride. Good presentation reflects on you as a person and as a tradesman.

What makes a good apprentice great?

Maurice Blair: A good work ethic, confidence in what they are doing, passion for the industry, high standards and being a team player. A great apprentice is a positive and motivated person who is not afraid to ask for help.

Dave Mudge: Someone who is committed and has a passion for the building industry. We're looking for someone who is in the industry for the long haul, and who wants to continually learn and develop in a number of areas.

It is important they are always looking to move up the ladder, so to speak.

Graeme Paton: Being confident but not over the top, as well as being honest. Think of this competition as a learning opportunity that will help you in your future career path.

We hope these interview tips help our regional finalists through the interview process. Look out for the results in August — and all the very best to this year's entrants.



RMBF aligns conference with leading trade event

Two of the biggest brands in New Zealand building, the biennial BuildNZ Trade Exhibition and the Registered Master Builders Federation (RMBF), have joined forces to create the ultimate event for all those associated with the building, design and interiors industries in New Zealand.

The event now sees the RMBF, whose membership is collectively responsible for two-thirds of the total value of all construction work in New Zealand, bring its annual conference and educational activities alongside BuildNZ, creating a complete one-stop-shop for products, services, education and professional development.

The conference will be co-located at BuildNZ, alongside the Designex and Plush exhibitions at the ASB Showgrounds, Auckland, and will run from June 25 to 27 next year. BuildNZ runs from June 26 to 28.

The event is expected to attract more than 7000 visitors, and what is expected to be more than 250 leading trade exhibitors.

Conference seminars will be held on site at BuildNZ, with an extensive line-up of forums open to all exhibitors and trade visitors.

"Having the knowledge and professionalism of the RMBF together with BuildNZ's proven trade exhibition format creates a must-see event happening at the ideal time for the industry," XPO Exhibitions director Brent Spillane says.

"BNZ chief economist Tony Alexander has recently referred to research suggesting New Zealand needs

around 23,000 new houses built each year to keep up with expected population growth," Mr Spillane says.

"New housing consents are falling well short of that number at present. However, it remains important for the construction industry to prepare for growth some time in the future. The (combined) BuildNZ seminars and exhibitions will help with that preparation," he says.

Mr Spillane adds that the announcement coincides with a greater emphasis on industry professional standards for ongoing training and education.

"It absolutely makes sense to combine the professional knowledge component (of the RMBF seminars) with the extensive industry products and services on offer at our BuildNZ event," he says.

"We are also working with other leading building and interiors authorities and associations to bolster the education and key speaker platform even further."

RMBF chief executive Warwick Quinn is extremely enthusiastic about the partnership.

"The RMBF is thrilled to be bringing these industry-leading events together. Having been a supporter of BuildNZ in the past we're well aware of the benefits to



Next year's RMBF conference will run in conjunction with the biennial BuildNZ trade show in Auckland.

those involved in the industry who attend. We will be actively encouraging all RMBF members to be there in 2011," he says.

A schedule of seminars will be created closer to the date, but Mr Quinn notes that the timing of the event coincides with the introduction of builder licensing. New weathertightness legislation adds to the importance of all builders attending.

"It is also very likely that attendance will qualify for professional development points that professional builders will require to be licensed in future," he says.

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New solution helping with 'modest' house design

The Simple House Acceptable Solution is a new resource to assist designers, architects and builders in developing innovative, modest houses that comply with the New Zealand Building Code.

The document is one of the Department of Building and Housing's Blueprint for Better Building initiatives, and covers the compliance of houses constructed from the most commonly-used building products.

A Simple House may be sited on any plot of land in New Zealand with respect to earthquake loads, the majority of sites with respect to wind, and in most populated areas with respect to snow load. It will be of low weathertightness risk.

The Simple House Acceptable Solution includes options for insulation, cladding and special foundation conditions, including (for the first time in New Zealand)

code-compliant conditions for foundations on expansive clays.

A house designed to the Simple House Acceptable Solution can be combined with other components and constructions, such as bay windows or proprietary foundations, but these may require separate consideration by a Building Consent Authority.

Builders, designers and architects requiring a wider choice of materials or design options can use other existing compliance documents or alternative solution proposals.

Regular updates

However, updates to the Simple House Acceptable Solution will occur on a regular basis, with the likelihood of additional components being included over time.

User experience was especially important in developing this document. An integral part of development was the testing against individual house designs and the trialling of subdivision layouts.

Publicly tested

'The draft document was also publicly tested as the brief for the Starter Home Design Competition held by the Department of Building and Housing in September 2008.

The winning design is being built by Housing New Zealand Corporation on a site in Otara, South Auckland.

Its construction, and responses to it from users and the public, will contribute to the development and refinement of the Simple House Acceptable Solution.



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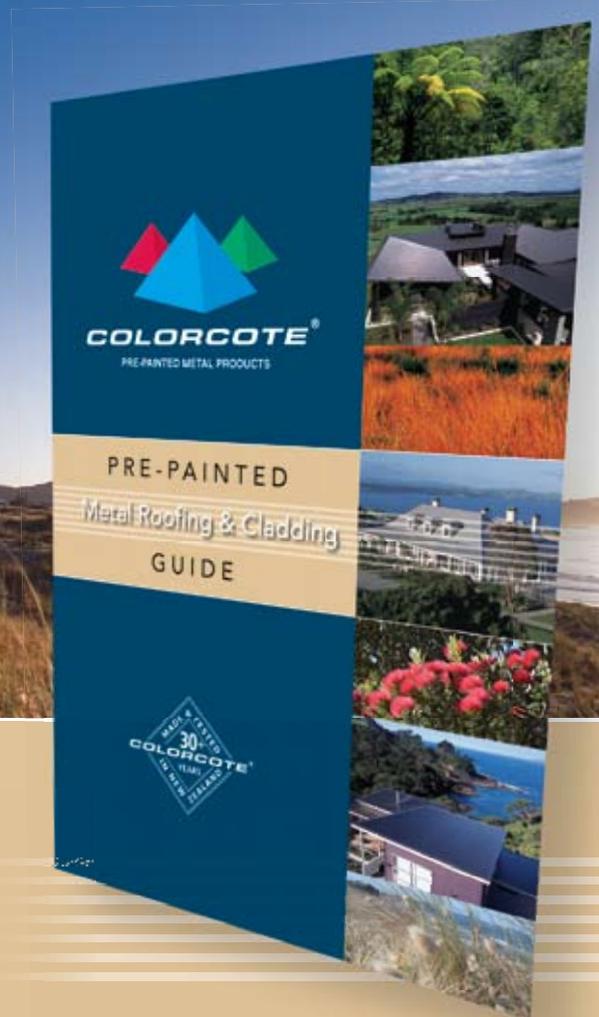
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news

When will the building recovery pick up speed?

“When will the building recovery pick up speed?” is the question posed by the Department of Building and Housing’s second Building and Construction Outlook quarterly report published in June.

The quarterly report provides a succinct yet comprehensive overview and analysis of trends in the construction sector.

The first report published in March said the slump in residential building activity had bottomed out, and the non-residential sector was showing signs of weakness.

Downward slide

These trends are confirmed by the second report which says businesses exposed to the residential sector are reporting higher levels of activity than a year ago, but the non-residential outlook has worsened, with a downward slide in consents.

Despite the slow and patchy pace of recovery in the first half of the year, the report says leading indicators still point to a rise in construction activity in 2010.

“With the outlook for employment now improving and New Zealand’s projected housing shortage increasing, the fundamentals for an upswing in home building are in place.

“The biggest concern currently facing the industry is that the residential recovery will not be strong enough to boost a construction industry which is still picking itself up from the 2008-09 downturn. This is still a risk in the short term.”

The report says the turn in the residential cycle was confirmed by a 7.4% rise in construction activity in the December 2009 quarter, following two years of either flat or negative growth.

The trend for housing consents continued to rise in the March 2010 quarter but then began to level off. Although consents are tracking well ahead of last year, they are well below the average over the past 15 years.

Potential for home building activity

Healthy migration inflows over the past year mean an increase in housing stock is overdue. This, coupled with an improving outlook for the New Zealand economy, and an encouraging drop in unemployment in the March quarter, means there is potential for home building activity to gather pace in the second half of the year.

Activity in the non-residential sector fell 12.6% during the last two quarters of 2009, and consents for the March 2010 quarter were the lowest since the June quarter of 2010.

Government spending is underpinning the sector to some extent, but there are signs of this stimulus coming to an end. Conditions in the sector are predicted to get worse before they get better.

For a full analysis, which also covers interest rates, bank lending, house prices, home sales, rents and the cost of home building, download the Building and Construction Outlook June Quarter 2010 from the Department of Building and Housing’s web site at www.dbh.govt.nz.

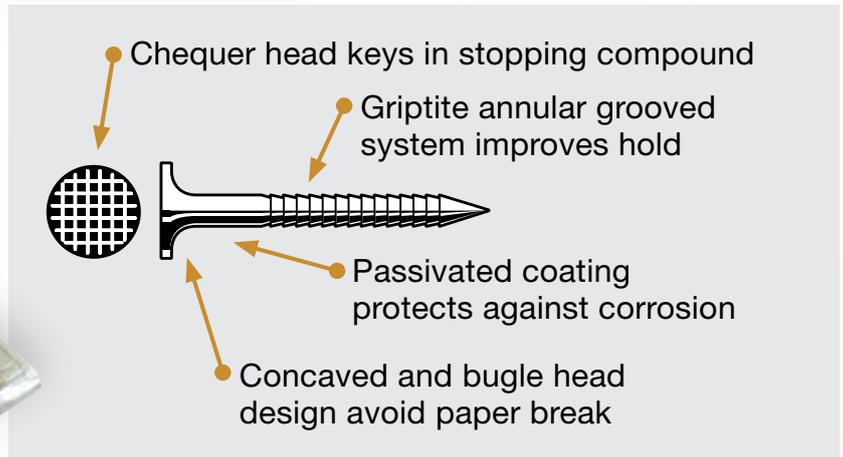
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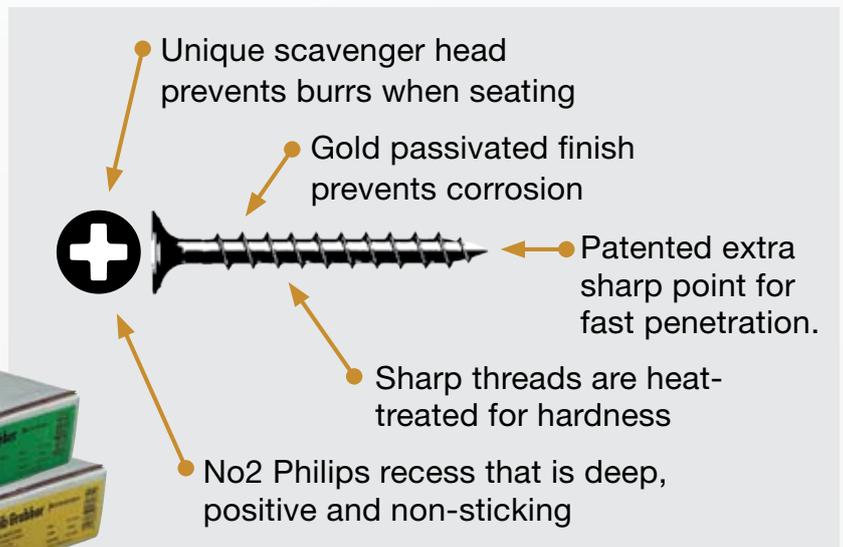
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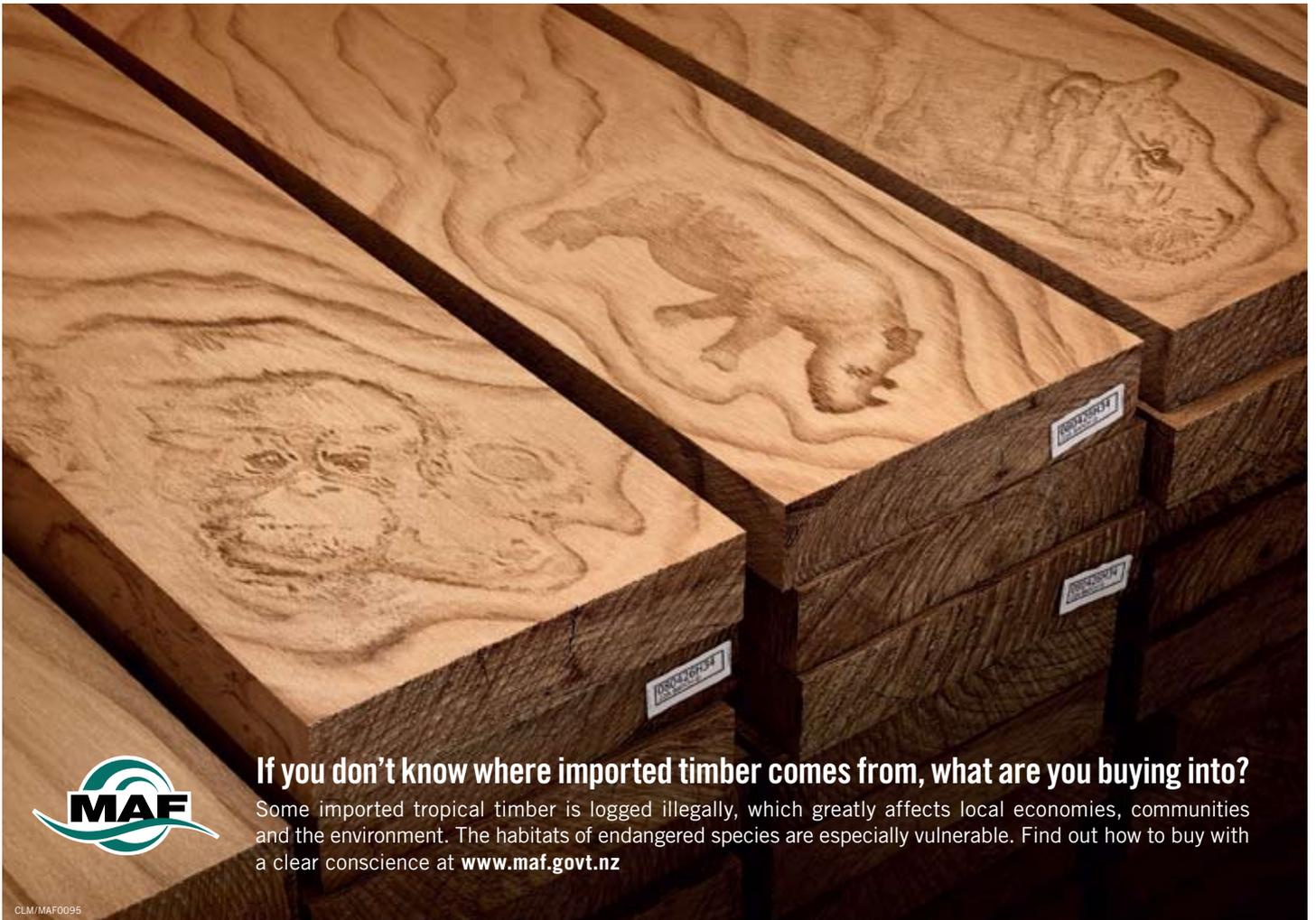


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'Residential industry not in great shape'

Jennian Homes is calling on the Government to take a stronger leadership role to restore consumer confidence in new home building.

"The indicators are no longer pointing to an upswing, and consumers are still holding back," Jennian Homes director Richard Carver says. "They need more confidence to get them over the line."

"The Government's recent attack on residential property investors, GST and ACC increases will only undermine consumer confidence further."

"Not to mention, in my opinion, the flawed early introduction of the Emissions Trading Scheme, which will force higher petrol and electricity prices on all New Zealanders, at a time when we are all being told that we must save more."

Economic forecasts for the residential construction industry remain cautiously optimistic, despite the slow pace of the recovery.

"In light of the poor residential consent data for May, the economic forecasts appear too optimistic," Mr Carver says. "Economists will undoubtedly change their views, as usual, just like the shifting sands."

The consent trend is off a historically low base, making percentage increases look impressive. While it still appears to continue upwards, the building consent figures for May, published recently, show a significant fall back from April's rise.

"This is a major concern, and clearly shows that the recent 0.25% increase in the OCR was premature and



Jennian Homes director Richard Carver

unwarranted. The associated appreciation in the New Zealand dollar of more than 5 cents will only make the recovery longer and harder for all Kiwis — especially primary exporters, the backbone of our economy.

"Globally, things are looking more uncertain by the day, and we may be heading into a double dip recession."

The Department of Building and Housing's outlook for the June quarter highlights indicators which support a rise in construction activity, such as an improving outlook for employment and a projected shortage in housing due to population growth.

"Slowing immigration and a grossly optimistic view on pent-up new housing demand by many of New Zealand's leading economists will prove these assumptions to be flawed," Mr Carver says.

"The predicted housing shortage, at this stage, appears to be just a myth, as every departing Kiwi, mostly heading for Australia, will tell you — along with 20-plus-year-olds who are more than happy staying at home with their overburdened parents."

"Most people in non-essential jobs still lack confidence in job retention. Recent layoffs attest to this."

Once again, Mr Carver says the October GST increase, coupled with the impact of the Emissions Trading Scheme, will see household expenses rise.

"The Government needs to step up to restore consumer confidence in new home building and renovations, and to restore industry viability."

"First steps must be taken to address access to finance for building companies and potential home builders, and more changes need to be made to make the building consent process quicker, less costly, and easier. No one will be immune from more builder-related failures in the months ahead."

"This year the Government introduced single-plan, multiple consenting for group home builders, but that doesn't go far enough. We need to see further reduction in compliance costs and regulations at local council level to alleviate the burden on the construction industry and the consumer."

"The recent multiple consenting changes are too expensive and flawed, and will not be widely adopted because of New Zealanders' desire to influence the design of their home. We are not Coronation Street, and have plenty of land to keep the Kiwi dream of living in a home you've 'designed' yourself alive and well."

Mr Carver says other issues also need to be addressed, such as access to quality land and the cost of land.

"In short, the residential construction industry is not in great shape."

CMS buys into Productspec

Construction Marketing Services, the parent of the Future-Proof Building initiative, has bought a strategic shareholding in www.productspec.co.nz.

Productspec is New Zealand's national building product database, featuring more than 55,000 architecture, design and landscape products, specifications and CAD details from 300+ product manufacturers and importers.

CMS chief executive Aidan Jury says CMS has long

wanted to join forces with an online partner.

"Following our research it is clear that Productspec is the market leader in this category," he says.

Productspec enables architects, contractors, industry professionals and home owners to easily specify building products, access technical and environmental data, and download CAD & BIM design files.

Mr Jury adds that design teams and their clients can also use the free project management tool MyProjects

"to manage product selections, request quotes and share project folders with other project participants".

In addition, Productspec members can download the free Productspec CAD & BIM add-on to ArchiCAD and Revit building design software to easily access more than 9000 manufacturer-specific design files.

"By bringing Productspec into the CMS presentation programme, architects and designers will be able to make better informed decisions throughout the entire design and documentation process."



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Naylor Love celebrates

Naylor Love Ltd, currently the fourth-largest construction company in New Zealand, is celebrating a major milestone this year — its centenary. It is 100 years since Hugh Naylor and James Love each set up a building company in Dunedin in 1910. *Building Today* looks back at the company's legacy.

Naylor Love, a private construction company, was formed in 1969 with the merger of the two companies, W H Naylor Ltd and The Love Construction Company Ltd, which had already played a major role in the development of New Zealand for 60 years.

Naylor Love's mission is "to deliver measurably the best construction services for its clients". The company has won many awards, including the Registered Master Builders Commercial Project of the Year award on three occasions.

While its head office remains in Dunedin, Naylor Love is represented by divisions in Auckland, Wellington, Canterbury, Dunedin and Central Otago.

Recent projects

During its 100-year history, Naylor Love has constructed and redeveloped some extremely interesting buildings. One of the more intricate is Alpine Aqualand in Queenstown, a world-class swimming pool and leisure complex, which was the winner of the Registered Master Builders Commercial Project of the Year in 2009.

The centre's interior features, such as a winding "lazy" river and a mountain waterfall, resemble the local landscape.

Superb sports facilities have also been constructed for schools. In 2004/5, Naylor Love constructed a new gymnasium, the Marsh Sports Centre, for Columba College, a Dunedin girls' secondary school.

The complex also won the Registered Master Builders Commercial Project of the Year in 2006, along with the Education Project award.

Naylor Love is building the new Q Theatre for professional arts, due to open at the end of 2011, in the heart of Auckland City. The world-class auditorium will have flexible staging which can be moved into a range of different layouts, and provide seating for 350 to 450 people. The project also involves the refurbishment of an existing four-storey heritage building.

Naylor Love has carried out many educational projects over the years for tertiary institutes and schools. Long gone are the days when schools were built to a standard Department of Education design, no matter



Above: Alpine Aqualand in Queenstown.

Below: Remarkables Primary School at Frankton, Queenstown.



where they were located.

Three newly completed schools have incorporated the wishes of staff and the local community, both for teaching spaces and the outside environment, in their unique designs. Each has incorporated environmentally-sustainable principles.

Snells Beach School, north of Auckland, one of the first schools to be designed under the New Zealand Green Building Council School Tool, was the Education Project category winner in the Auckland Registered Master Builder Association House of the Year awards in 2009.

The building design of the new Remarkables Primary School at Frankton, Queenstown, was developed to enhance and capture the wonderful lakeside and mountain surrounds. Outside spaces connect to classroom learning areas, including the roof area, where a boardwalk and environmental planting meander along the roofline. All aspects of

environmentally-aware design were considered.

Naylor Love managing director Trevor Kempton says the company recognises that an environmentally-sensitive construction process is an integral part of environmental sustainability

"A standard part of any offer of service by Naylor Love is to review the related building design, rate it in terms of the Green Star system, and make suggestions to maximise its rating," Mr Kempton says.

Up and down New Zealand, Naylor Love has also constructed some large retail complexes. Lockwood Naylor (a joint venture between McMillan & Lockwood and Naylor Love formed to undertake major work in the central North Island) has recently turned The Plaza, Palmerston North, into a contemporary mall.

This was one of the first projects in New Zealand to use 5D BIM (building information modelling), allowing the project team to track the project "virtually"

100 years

forwards and backwards in time, play out “what-if” scenarios and come to grips with complex logistics and buildability issues.

The advantages to the project team of using 5D BIM were invaluable — greater certainty, co-ordination and innovative practice.

In April 2003, Naylor Love formed a joint venture company, The Warehouse Naylor Love (TWNL), to provide pre-construction management services on all of The Warehouse projects throughout New Zealand. By 2009, Naylor Love had built about \$150 million worth of projects for The Warehouse from Whangarei to Invercargill.

The 33,000 sq m, one-level South Island Distribution Centre for The Warehouse has the largest footprint of any building in the South Island.

Ian Hartshorne, national property manager for The Warehouse at the time, acknowledged Naylor Love. “We value the effort and attention to detail. Your ongoing support to assist The Warehouse has met all expectations on a project of this magnitude.”

The architecture and colours of the three Remarkables Park Town Centre buildings, all constructed by Naylor Love in Frankton, Queenstown, reflect the surrounding landscapes of mountains, tussocks and water.

Dart House won an Otago Registered Master Builders



Naylor Love managing director Trevor Kempton

Association award in 2007. A fourth building is presently being constructed.

On Dunedin’s main street, the Wall Street Precinct is an enclosed streetscape in keeping with the city’s character. The unique retail complex has undercover links providing access to the adjacent Golden Centre and Meridian Shopping Malls.

In two major redevelopments of shopping malls, the 1990s Logan Plaza retail precinct was transformed into the Trentham City Shopping Centre, winning the Wellington Registered Master Builders Association retail and business category award in 2007.

And the old suburban Shirley Mall in Christchurch was transformed into The Palms, setting new standards for suburban shopping.

Naylor Love has built many health facilities, with all the intricacies that go with such projects. The rapidly increasing demand for elective surgery drove the redevelopment of the Mercy Hospital in Dunedin.

Wanganui Base Hospital underwent a complex redevelopment in 2004. The project, by Lockwood Naylor, involved demolition of a large part of the existing hospital, refurbishment of what was left standing, and the construction of the new perioperative block and acute services building.

Several redevelopment projects at Hutt Hospital included a breast screening unit, MRI and CRT scanning facility, and a caesarian and early birthing ward. A later stage involved relocatable temporary operating theatres.

Naylor Love has recently been involved in the construction of several very interesting workplaces.



Above: Dunedin’s Wall Street Precinct.

Below: Wanganui Base Hospital.



When finished, Pipitea Plaza, a 10-level office block in Thorndon, Wellington, will be tenanted by a government department.

Built to a 5 Green Star rating (under the New Zealand Green Building Council’s green star design tool), the design is innovative. Naylor Love extensively used 3D modelling for cross checking of detailing between design disciplines, shop drawings, and as a primary tool for services co-ordination.

To house leading architectural practice, Jasmox, environmentally-sustainable design and construction were paramount to the project. A tired existing warehouse was refurbished and a purpose-designed extension added.

The project was awarded a New Zealand Institute of Architects 2009 Local Auckland Architecture Award – Interior Architecture, and the Gold Award in the 2009 Best Design Awards – Office and Workplace Environments.

The Post Office Precinct, covering an entire block in Queenstown’s central business district, includes Queenstown Courthouse, the Pig and Whistle Hotel and three other new office buildings. The first phase of the development was the refurbishment and fit-out of

Continued page 18



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Naylor Love celebrates 100 years

From page 17

the historic courthouse, which carries a category 1 Historic Places Trust classification.

Many multi-storey accommodation blocks have been built by Naylor Love in Queenstown and Dunedin. Because the tourist mecca of the Wakatipu Basin is one of the fastest growing areas in New Zealand and because of the burgeoning student population in Dunedin, the demand for accommodation keeps increasing.

Built on a prime site at the gateway to Queenstown are the Pounamu Apartments, comprising 68 luxury units. The whole site has been linked by walkways and a roadway to provide a modern alpine community atmosphere.

Another large Queenstown accommodation project is the recently completed Kingston West Hotel, the showpiece for the vast Kawarau Falls Station complex.

The dairy boom was responsible for Naylor Love's role in the construction of a dry milk powder plant at

Studholme in South Canterbury.

Construction was an ambitious undertaking, with the turning of the first sod to the production of milk powder achieved in 12 months. Naylor Love built a new 4500 sq m dry store, boiler house and drying tower which was 30m high, with intermediate floors at 18m and 25m.

The New Zealand Dairies Ltd plant was recognised as the fastest-constructed drying plant in New Zealand.

Naylor Love has carried out a variety of civil projects over the years. St Clair beach is a surfing paradise, 10 minutes by car from the centre of Dunedin city. The original St Clair Esplanade was constructed by the city in 1913 as a protection against erosion of the sand dunes. The 300m sea wall became a popular promenade.

But by 1990, the wall was in a sad state. Naylor Love was awarded the civil engineering contract, late in 2003, to build a new, 450m-long sea wall, with 200m of sand dune stability works and remodelling of the existing roadway into a pedestrian-friendly thoroughfare.

The Southern Water Treatment Plant, Dunedin — two storage reservoirs and a smaller contact reservoir — was built for the Dunedin City Council, with whom



The sea wall on St Clair Esplanade in Dunedin.

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Naylor Love board of directors chairman Don Stock

Naylor Love worked to redesign the floor.

This project was awarded the Ingenium Award for projects over \$200,000 in 2006. Mr Kempton says the reservoirs include the best quality pre-cast and in-situ concrete work he thinks the company has ever produced.

The attractive 80 metre-long O'Regan's Wharf was built at Lake Esplanade in Queenstown as a design and build project in 2007. For large and small berths, the wharf connects Steamer Wharf to St Omer Wharf. The project also entailed substantial landscaping of the area.

Historic projects

By the time Naylor Love was formed by the merger of Love Construction and W H Naylor Ltd in 1969, both companies had an impressive list of achievements, constructing some very high profile buildings, many of which endure today.

Love and Fletcher undertook several joint ventures, including the buildings for the 1925-26 NZ and South Seas International Exhibition in Dunedin and the 1940-41 Centennial Exhibition in Wellington, and the Social Security and Health Department building in Wellington.

Opened in 1930, the Dunedin Town Hall is a good example of Love Brothers' first-class craftsmanship. The building has been described as "one of the finest places of public assembly in New Zealand".

The Regent Theatre in Dunedin, also built by Love Brothers, was opened in 1928. Upgraded since it was built, the theatre is still in use today.

A niche market for W H Naylor was building many of Dunedin's stately homes. The Mater Hospital (re-named the Mercy Hospital), the *Evening Star* building (now the headquarters of Allied Press) and the original dental school (now a Zoology Department building) remain prominent Naylor landmarks in Dunedin.



The Evening Star building (now the Allied Press headquarters) in Dunedin.

The future

Naylor Love's vision is to grow in size and in capability to become widely recognised as one of the top four commercial construction companies in New Zealand.

"To be measurably the best is a lofty ideal, but recent history has shown that it is an attainable goal," Mr Kempton says.

Naylor Love board of directors chairman Don Stock says the company's future will be based on the foundations of the past 100 years.

"The opportunities are there for Naylor Love to become one of New Zealand's leading national construction companies, significantly larger than today, and leading the way through being measurably the best."



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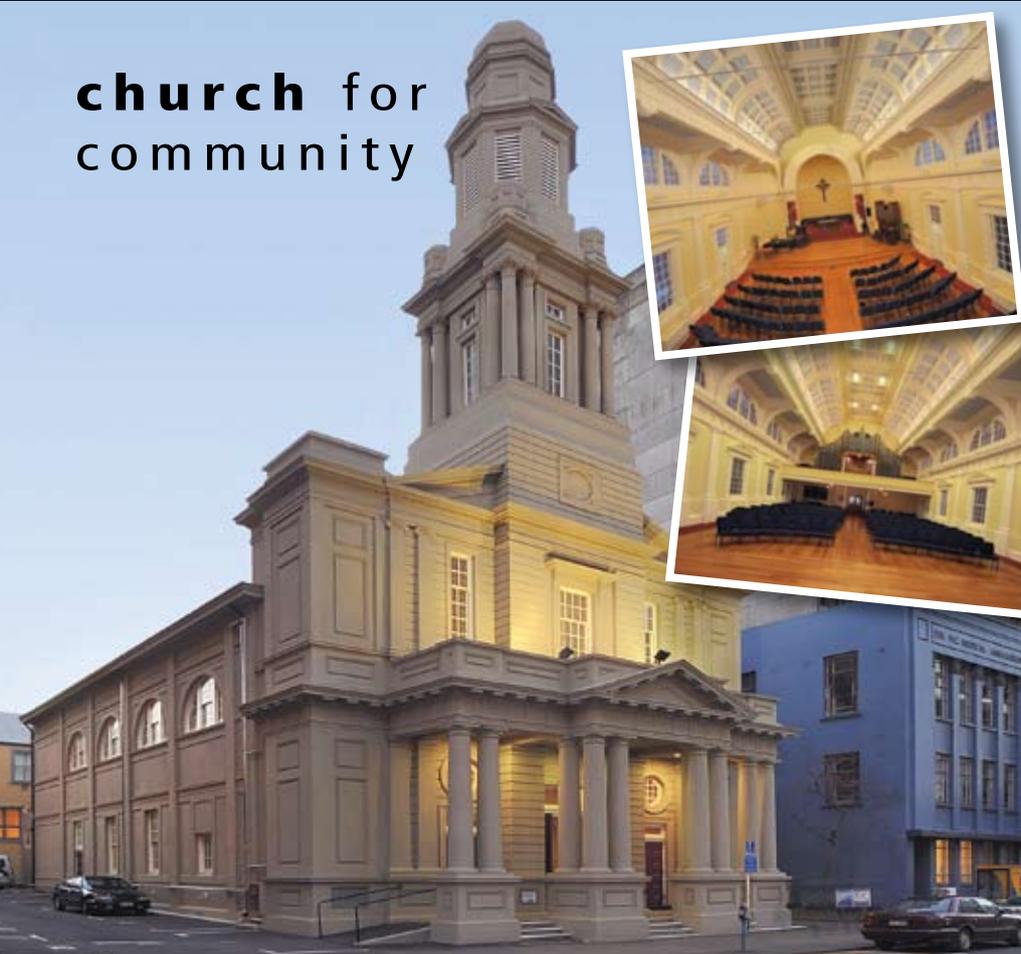


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church for community



St Andrew's on The Terrace has a history dating back to the arrival of the first European settler ships in 1840. It moved from its original location of Lambton Quay to the present site in 1878 likely due to the growing demand and increasing property value of waterfront land.

St Andrews has occupied several buildings since the parish began in 1840. The current church building is registered as Category 1 on the New Zealand Historic Places Register. Originally built in 1923, it is the second church to occupy this space. The church building is notable for architectural, historical and cultural reasons. Built in a striking neo-baroque style, it is unique to Wellington and rare even on an international scale.

With such uniqueness, comes the need to maintain the building for the future. As a result an extensive project of structural refurbishment has been undertaken. All original detailing has been carefully retained. The exterior is finished in a custom colour 'Praise' complemented by **Resene Half Spanish White** (complex neutral) on windows and frames and **Resene Persian Red** (antique red) on exterior doors.

The interior was also refurbished. The existing substrate was in poor condition with original horse hair plasterwork. There was historical water damage and the church required industrial drying. Surfaces were prepared with **Resene Sureseal** to bind the flaky plaster and provide a suitable surface for topcoating in Environmental Choice approved **Resene SpaceCote Low Sheen** on walls and ceilings, and **Resene Lustacryl** semi-gloss waterborne enamel on trim and joinery. All panelling was painstakingly brushed to retain the original detailing.

The colour palette is deliberately made up of warm hues to brighten the church and provide a welcoming environment. Walls feature **Resene Splash** (ochre yellow) complemented by columns and detailing in **Resene Pearl Lusta** (classic cream), window sashes and frames in **Resene Alabaster** (blackened white) and ceiling panels in **Resene Oxygen** (soft grey blue).

The church is very open to the community. Serving as both a church and a venue for musical performances and public events such as the Fringe Festival launch, it is considered

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Unique codes can be assigned to specific high volume products if required, so that different products can be distinguished from each other. Selling products clearly marked as containing Resene PaintTrack discourages substitution. And if substitution does occur you can quickly and easily identify which areas have been finished in the wrong product so the system can be rectified before it is too late.

It can also reduce the cost of investigating and resolving claims. If a problem occurs with a substituted coating years after application, a quick scan will show whether the wrong product was used, absolving you of any product liability claims resulting from the substituted coating.

Resene PaintTrack provides you with peace of mind knowing that you can ensure your specified system is 100% authentic.



to have the best acoustics of any Wellington performance space of its type. Offering public events encourages wider community involvement and allows people who might not normally attend church services to experience the church and its services in all its new splendour... with the hope that they might just return to enjoy the wider church experience.

Architect: John Rowe and Benjamin Keegan, Opus Architecture, www.opusarch.co.nz

Building Contractor: Ebert Construction, www.constructiongroup.co.nz

Painting Contractor: Denis Laws, Integrated Painting & Coatings Ltd

Structural Engineer: Jon Hill, Opus International Consultants Ltd

Resene: Deane Foyné, Resene Trade Representative; Darren Morgan,

Wellington Branch Manager



green bank

A recent winner at the New Zealand Architecture Awards, sponsored by Resene, the Ironbank building exterior has often featured in architectural publications for its striking finish. Its practical interior finish has been less in the limelight.

Ironbank is made up of five separate towers, each interconnected by footbridges and a central lift core, located around a central plaza link. Retail occupies the ground floor with offices on the higher levels. A basement car stacker system was excavated below plaza level to provide much needed parking space in a busy part of town.

An early innovation in 'green' building when it was first designed in 2006, the Green Star rating system was not available, so it had to wait to be built before being awarded 5 Green Star: Office Built V1.

Resene paints were specified throughout the building, with interior paperbased plasterboard walls painted in durable **Resene SpaceCote Low Sheen** waterborne

enamel tinted to **Resene Black White** (grey white) complemented by Brewster 32817, a paintable wallcovering from Resene on service areas and kitchen pods for visual interest. To complete the paint specification, exterior titan board under the metal rain screens is finished in Environmental Choice approved **Resene Lumbersider** tinted to **Resene Tuna** (resolute grey).

Winner of a Commercial Architecture Award, a Sustainable Architecture Award and most notably the New Zealand Architecture Medal, the highest architectural honour in New Zealand, Ironbank has truly earned the respect of its peers.

Building Contractor: Macrennie Commercial Construction Ltd
Developer: Samson Corporation Ltd
Design: RTA Studio
Painting Contractor: Target Painters
Resene: Rob Mountford, Central Auckland Branch Manager

A+ for D

North Shore based Westlake Girls High School opened in 1958 as a co-ed institution, before being separated in 1962 into a single sex girls' school, with the boys' school moving up the road. Today over 2000 girls are enrolled at Westlake making it one of the largest single sex schools in the country.

Recent years has seen the high school surrounded by building activity, with the Northern busway flanking the longest side of the school grounds and the cows once grazing in Smales Farm replaced by a new business hub.

Increasing school rolls and demands on scarce land, has necessitated new building work and more recently the refurbishment of the well worn D block.

Exterior cement panels are finished in custom coloured Environmental Choice approved **Resene Sonyx 101** waterborne semi-gloss complemented by **Resene Super Gloss** tinted to **Resene Titania** (grey off white).

Inside the walls are covered in the softly toned **Resene Quarter Surrender** (cool silver grey) in Environmental Choice approved **Resene Zylone Sheen** waterborne low sheen and ceilings in **Resene Ceiling Paint** tinted to **Resene Alabaster** (blackened white). The natural beauty of the timber panels has been enhanced with Resene semi-gloss polyurethane. And as a contrast to the neutral palette, doors and frames are striking in **Resene Nero** (blue black).

With the block complete to A grade standard, it's back to the books for students.

Architect: Matthew Adams, Adams De La Mare, www.adamsdelamare.co.nz

Building Contractor: Alliance Construction www.allianceconstruction.co.nz

Painting Contractor: Sean Taylor, Taylor Painting Services
Resene: Bryce McDermott, West Auckland Branch Manager



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staff member has over 25 years in developing and consulting in the coating industry.

Resene Coating Technologies works closely with government agencies, Research Institutes, R&D organisations, and commercial businesses to identify new innovative coating developments across industries.

Resene
Coating Technologies

right on track

With falling construction costs in the 1930s, 1933 saw the start of construction on the Wellington railway station. Today the neo-Classical architecture is an often photographed Wellington landmark.

The opening of the building in 1937 also brought with it a social hall for staff use. The two storey brick building formerly housing the social hall for NZ Railways is now making way to boutique office space spanning an area of 660 square metres.

The refurbishment colour palette focused on traditional colours to match the original colourways, with **Resene SpaceCote Low Sheen** tinted to **Resene Black White** (grey white) providing a contemporary finish befitting modern office space on the inside.

The aggressive marine environment necessitated extra care be taken to provide a long life protective coating system on steelwork and windows. To achieve the level of finish required, all steel windows were removed from the building and sent offsite for sandblasting and application of a full coating system in a controlled environment before reinstallation. The steel windows were zinc arc sprayed with a **Resene Armourcote** and **Resene Uracryl** system.

With the Wellington railway system enabling efficient commuter travel in and out of the city, the new office tenants reap the benefits of modern freshly refurbished office space with transport at their doorstep.



Architect: ccmarchitects www.ccm.co.nz

Building Contractor: Sparrow Construction

Painting Contractor: Wellington Paint Co

Project Director: John Rodgers

Resene: Craig Ell, Wellington Architectural Services Representative



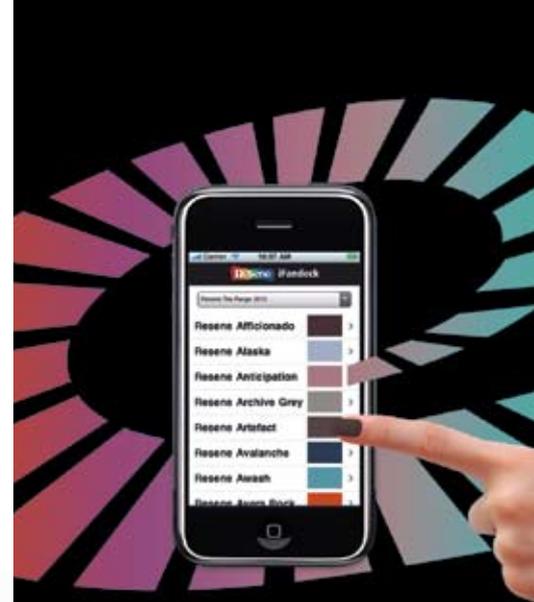
snap. touch. ColourMatch!

A colour catches the imagination – a dramatic cloud formation, sunrise, spectacular floral display or dynamic building colour in the city. Now that colour can be caught on an iPhone™ and matched to a Resene paint colour with **Resene ColourMatch**.

The Resene ColourMatch application gives instant access to thousands of Resene colours enabling users to colour match from any image taken on their iPhone. Or use the colour spectrum to select a colour and find

the nearest Resene paint colour and complementary colour suggestions. Colours can be saved to Favourites and emailed to colleagues, friends and family for them to view. It's ideal to help clients get started choosing colours and then choices can be refined using testpots and drawdowns.

Resene ColourMatch is available free from the App StoreSM. See www.resene.co.nz/colourmatch for a direct link to the free download.



swatches by touch

Resene's **iFandeck** has expanded to include wallpaper and the Resene Curtain Collection. Now you can access thousands of Resene paint colours, wallpaper and curtain swatches anywhere, anytime at the touch of a finger simply by installing Resene's **iSwatch** on your iPhone or iPod Touch.

It's designed to be a quick reference library to Resene swatches. And the Resene **iSwatch** application can be easily installed from virtually anywhere within 60 seconds. There are two options to choose from – the 'live' version that accesses information on the fly from an online database or the app version (available free from the App StoreSM) that is stored on your phone but is updated less frequently. The live option is designed to work on a wide range of mobile devices.

See www.resene.com/iswatch.htm for details.

DVD on demand

The **Rating Residential Sustainability** roadshow, covering the new residential rating tool, GIB plasterboard, Cavalier Bremworth and Resene, hit the road earlier this year.



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

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

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

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



makes sense

Those planning an interior repaint can now do so with two innovations wrapped up in one product. New Environmental Choice approved **Resene Earthsense Ceiling Paint** is formulated with a special renewable extender pigment, providing at least 20% by volume of renewable raw materials in the final paint film, and 65% in the wet paint with the inclusion of water. See Data Sheet D316 for more technical information.

The pail on the outside is also a giant step forward for sustainability. The pails that **Resene Earthsense** is packed into are made from 100% post industrial HDPE injection material. This recycled material gives the pail a unique look and colour variation, as much of the material being reused has been previously printed and coloured.

This is the first commercial paint pail in New Zealand that truly 'closes the loop' as it utilises the original

material of the pail, as well as waste material from other plastics manufacture, back into another paint pail. The waste plastic is reprocessed offsite before being returned to VIP Packaging to be made into new pails. Over the coming months, the technology will be enhanced and developed so that this process will encompass post consumer HDPE injection material. It is envisaged that pails manufactured from this material should be available to the market within the next 1-2 years.

It won't just be **Resene Earthsense** buyers that enjoy the new recycled pails. They will be rolled out to the extensive range of Resene Environmental Choice approved paints. And as recycled volumes allow, it is anticipated that all Resene pails will be moved into the recycled pails.

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

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Novotel Hotel rockets up at speed

Due for completion in time for the Rugby World Cup next year, the new \$65 million Novotel Hotel, that is being developed by a consortia including Tainui Group Holdings, Auckland Airport and Accor, and designed by Warren and Mahoney Architects, is a bracing example of kiwi innovation with steel.

To achieve the tall slender structural design of the 12-storey building required the ingenious use of more than 700 tonnes of steel. As planned, once it made it to the crucial bracing third level, the building process literally took off.

Temporary steel bracing structures and ultra-smart sequencing of ComFlor decking turned design and time challenges into an exacting art.

Scott Delacy of George Grant Engineering and John Abercrombie of Hawkins Construction discussed the special features of this project, and the inventive solutions.

The biggest challenge was getting it to Level 3 from where clever bracing and erection methodology enabled the rest of the construction to take off at speed.

"The pressure was on to Level 3," Mr Delacy says. "From there, there's been a floor going up each week. Together, as a team, we nailed every challenge."

The whole hotel structure, steel frame and ComFlor metal decking, is 80% steel — and a central core of concrete walls provides the main lateral load resistance.

Due to issues with getting the concrete walls out of the ground, and the need to keep the structure progressing, additional temporary steel bracing was put in to stabilise the floor structure until the concrete walls could catch up.

So the steel rocketed up, leaving a hole in the middle of the building until the concrete wall could be poured.

This had to be very tightly managed. The in-situ concrete core was done with a large Peri formwork system — a versatile system with few components that met the demands of the job in a very simple way.

Normally, the central walls would have been poured, with the rest of the floor structure built off that to provide stability. But to meet all the requirements of the design, this proved to be a

www.buildingtoday.co.nz



The combination of ComFlor decking and steel structural frame reduces cost and gives certainty to a construction programme to meet a fixed completion deadline.

fast and ingenious solution. This could not have been achieved, as Mr Abercrombie described, without "smart programming and great teamwork".

A second issue for smart programming was the special welding required for the stunning building façade. The large diagonal "V" columns that zig zag from the ground floor to Level 3 are impressive, making it a very striking building.

The big "V" CHS columns required tricky configuration to achieve their dramatic sculpted form. Here, composite beams that were 100%

x-ray tested for compliance were used.

Decorative glass fibre reinforced concrete panels adorn the diagonal high strength CHS columns from ground to Level 3, and the north and south elevations.

"This Novotel Hotel is a one-off design — and part of building every building is to look at the plans, understand the engineer's idea, and push your expertise to find the best way to make it work," Mr Delacy says.

Finding appropriate weld procedures specific to each application is part of that. For example, the



two end concrete walls were joined by steel coupling beams that had to be welded together on site — working on very tight tolerances.

Currently the project is right on target for completion in April 2011. Structural steelwork and internal in-situ concrete core is up to Level 9, and poured to Level 6. Pre-cast panels and curtain walling to the facade have commenced.

Floor pours are on a 10-day cycle, and internal cores every six days.

The outcome will be a brilliant 4 Star-plus hotel right in the airport terminal precinct, just what the tourism industry has needed for a long time — a building whose design, including natural materials, facade transparency and inspiring form reflects the essential qualities of New

Zealand's heritage.

The elegant and contemporary Novotel will have 263 rooms, a gymnasium, a 150-seat restaurant and bar, 11 meeting rooms, a conference/function room for 300 people and an airline crew lounge.

The doors will be open right in time for the Rugby World Cup next year.

MANAGER — SCNZ

Market development-focused Manukau-based

Steel Construction New Zealand Inc (SCNZ) is an active industry association promoting the use of structural steel in construction.

SCNZ represents the interests of its members to key stakeholders and provides its members with design support services, marketing support, education and development and regular information through its member publications.

We are seeking applications for the position of Manager which reports to the SCNZ Executive Council and has overall responsibility for the association, including a small team. Market development will be your primary focus to increase awareness and grow market share of structural steel in construction. This is an opportunity to make your mark as the face of the organisation

promoting structural steel into traditional and new market applications. The role also includes responsibility for developing and implementing business plans, budget management and reporting.

You will have a building industry background and a good understanding of the building specification and regulatory process, combined with strong marketing, relationship management and communication skills as you will be liaising with industry, government, territorial authorities, specifiers and related associations to further promote and increase the profile of structural steel in New Zealand.

Applications close on 23 July 2010.

Confidential applications can be e-mailed to Chris Kay — Chairman, SCNZ
Email: Christopher.kay@bluescopesteel.com Mob: 021 594 298
www.scnz.org



Standard amended for installing insulation in residential buildings

Energy efficiency – Installing insulation in residential buildings NZS 4246:2006 provides a step-by-step guide to ensure insulation is installed effectively and achieves its designed thermal performance in situ.

NZS 4246:2006 has recently been amended to make it more up to date.

Installing insulation correctly is a key part in achieving compliance with the New Zealand Building Code and ensuring that houses can be efficiently heated to provide warm, dry, healthy living.

NZS 4246:2006 provides guidance to insulation installers to help achieve the design thermal performance and durability of building elements, and to minimise the risk to installers.

The Standard covers:

- methods of installing common insulation products in common residential construction types, and
- the installing of insulation in new buildings during

construction and the retrofitting of insulation in existing buildings.

Users of the Standard include installation installers and home owners who retrofit insulation. The Standard is also the compliance document for the Energy Efficiency and Conservation Authority Warm Up New Zealand: Heat Smart programme.

Changes to NZS 4246:2006

The changes made to NZS 4246:2006 by Amendment No. 1 are extensive, including:

- installation requirements for new products have been incorporated, in particular for semi-rigid underfloor insulation,
- wording has also been amended throughout the Standard, together with commentary, notes, figures and tables to clarify requirements, and to align with other Standards and the New Zealand Building Code,
- extra information, new definitions and special considerations have been included, and
- the Standard no longer includes guidance on



installing reflective pliable membranes, as better alternatives are available.

To help existing users identify the changes introduced by Amendment No. 1, the main changes are marked by a sidebar in the text and set out in a table included as an Appendix to NZS 4246:2006.

The new, incorporated version of NZS 4246 is available in a durable, wire-bound book format. No separate Amendment is available as the changes are spread through the publication.

Cleaner, eco-friendly and efficient heating for New Zealand homes

Climate change and the dwindling supply of fossil fuels has become a pressing issue for anyone conscious of the environment.

New Zealand has a great international image of being a clean and environmentally-friendly country, and one that has the objective of becoming carbon-neutral in electrical energy by 2025.

It is now a prerequisite for New Zealand builders and architects to create property that has better insulation and is more energy efficient. This need for energy efficiency has increased the demand for economical and efficient methods of heating a property.

One of the best and least intrusive methods of heating a property is by using underfloor heating.

New Zealand supplier of radiant underfloor heating, Warmup, is at the forefront of producing environmentally-friendly heating methods, as

highlighted by the recent introduction of its Future Proof Building partnership, along with the company's pending BRANZ appraisal.

Warmup's underfloor heating systems reflect the heat upwards, and are designed to heat the property not the earth.

The systems also allow individual "zoning" whereby room temperature can be individually adjusted to suit individuals needs, allowing the energy to be focused exactly where it is needed.

Warmup's radiant heat technology has recently been featured on CNN's top-rated show *Open House*, where they discussed the virtues of radiant heat and the fact that its global popularity is booming due to its energy efficiency and ability to incorporate the systems without detrimentally effecting the aesthetics of a property.

Warmup says it has undertaken more than 1 million installations in 33 countries worldwide, and has

distributors throughout New Zealand. The company was established in New Zealand in 1994, and has helped to warm up in excess of 50,000 Kiwi homes since.

There are various options in the range, including:

- undertile heating,
- undercarpet heating,
- inslab heating, and
- Marmox insulation boards.

Warmup has installed tens of thousands of underfloor heating systems in New Zealand, Australia, Europe and the United States.

It is New Zealand's only company in its field to hold the "Sensitive Choice" seal of approval, which shows a commitment to improving air quality and reducing allergy triggers and asthma.

To obtain a free underfloor heating information e-booklet, email info@warmup.co.nz, call 0800 927 687 or visit www.warmup.co.nz and fill in the online form.

Building literacy through apprenticeships

Research shows that around half of New Zealand's trade and construction industry workers have difficulty with reading, writing and basic numeracy.

We know that trades are attractive to people who are "hands on" and don't necessarily enjoy traditional education.

Many businesses have employees who feel they don't have the academic skills yet they are great at their job and have a wide range of practical skills and knowledge.

Reducing the barriers

The BCITO is working to reduce the barriers which are preventing people from starting or continuing a qualification.

Literacy is often best developed in a context which is meaningful, and for many adults this is the workplace. The BCITO is working to embed literacy and numeracy into its qualifications and learning resources, making it

easier for apprentices who struggle with formal learning to gain qualifications.

Every BCITO apprentice has a dedicated training advisor who is trained to spot potential literacy issues, and who knows how to access specialist providers so that apprentices have the support they need to complete their programme.

Early screening and evaluation

This support includes early screening and evaluation to indicate if apprentices have the literacy skills needed to complete their qualification and work productively in the industry.

Training advisors can anticipate where apprentices might encounter difficulties, and craft a learning plan to provide additional support in targeted areas. This can include one-on-one tutoring by literacy experts.

The BCITO has worked with literacy experts Workbase to identify the core literacy tasks and skills used by people working in a range of roles in the concrete and

carpentry industries.

These profiles map the skills an apprentice will have at the completion of their qualification, and are a useful guide for an employer when looking at upskilling workers.

The BCITO is also developing what it calls foundation-level qualifications. Currently available in the cement and concrete sector, apprentices focus on core knowledge and skills, gaining confidence in their ability and consequently taking the first step in a career pathway which involves higher and trades-level qualifications.

Employers of our current trainees believe that encouraging their employees to take the next step and become qualified increases their skills and knowledge, builds their confidence and makes them more likely to stay in their current job.

If your employees aren't undertaking a qualification, encourage them to give the BCITO a call on 0800 4BCITO (0800 422 486) to discuss their potential.

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Fieldays Frenzy!

Many readers based in the Waikato region would have headed along to the recent National Agricultural Fieldays held at Mystery Creek for a bit of a gander.

This premier annual farming and rural lifestyle event attracted 120,000-plus visitors over four days in June. With more than 1000 exhibitors there was a lot to see!

There was plenty going on at Fieldays this year to capture the attention, including the Kiwi Lumberjack display on the Carters stand.

These guys have taken forestry skills to a new level, with Sterling Hart, currently ranked world number one, showing the art of speed climbing a 50 foot pole.

There was also the opportunity to try your hand at axe throwing, with lots of spot prizes up for grabs.

Along with the Kiwi Lumberjack display, there were also fencing product demonstrations by Paslode and Strainrite, and plenty of Carters' rural product range on show inside and out of the Carters pole shed.

Cocksy was also onsite entertaining the crowds and providing commentary on the Kiwi Lumberjack crew.

This year there was a Tasman tandem trailer filled with fencing supplies to be given away, and this was

displayed on the Carters stand. Desrae Antill from Hamilton was thrilled to win, and doubly pleased as she had never won anything before!

While Carters will always be your building partner, we've made great inroads with the rural supplies market as well, with top brands such as Ramsey Roundwood, EuroNail and EuroFence, Paslode, Strainrite, RX Plastics and Quikloader represented on our stand this year.

Thanks to all those who contributed to the Fieldays success. See you there next year!





Eyeing you up

Dr Kerry Rodgers delights in a wondrous bit of English ingenuity and lateral thinking

They do things differently in England's north. Up in Newcastle-on-Tyne they have a plethora of bridges crossing the river on which the city is built. None, however, were dedicated to cyclists and pedestrians.

When plans were under way to regenerate Gateshead Quay, the council decided to build a foot+cycle bridge that would connect the new venues and public areas under construction.

Like the Auckland City Council and its infamous World Cup Party Central, the Gateshead Council hosted a competition. However, in the UK they got it right. When they invited architectures and engineers to submit designs they laid down quite specific criteria.

Among other matters these included:

- clearance for the ships on the River Tyne,
- no overshadowing of the views of existing bridges, and
- no obstruction of the quayside.

They received 150 submissions from which they selected a shortlist of finalists. The residents of Gateshead were then asked to vote for their favourite design. The winner, announced in February 1997, was the Tilting Bridge design of Wilkinson & Eyre Architects and Gifford & Partners.

The bridge sections were fabricated at Watson Steel, Bolton, and transported section by section to the AMEC works in Wallsend, Newcastle. AMEC welded all the sections together and coated them with a weather-resistant paint.

In 2000, the completed bridge was transported as a single unit six miles up the river to its final position where it was raised in place on 20 November by Europe's largest floating crane, the Asian Hercules II.

It was opened to the public on 17 September 2001, and formally dedicated by Queen Elizabeth II on 7 May 2002.

It quickly became known as The Winking or Blinking Eye, and is now a significant tourist attraction in its own right. To operate, the bridge simply clears pedestrians and bikes from the walkway which then



pivots so as to tilt, along with the span.

The bridge won Wilkinson & Eyre the 2002 Royal Institute of British Architects Stirling Prize, and won Gifford & Partners the 2003 IStructE Supreme Award.

In winning the Stirling Prize, Wilkinson & Eyre became the first, and so far the only firm of architects, to retain British architecture's most prestigious prize, having won it in 2001 with the design for the Magna Science

Adventure Centre.

In 2005, the bridge received the Outstanding Structure Award from the International Association for Bridge and Structural Engineering.

- **Some stats: Height 50m; width 126m; span 105m; walkway width 8m; weight 850 tonnes; cost £22m.**

Images: Wikipedia Commons. Text © KA Rodgers 2009

Lake v Bacic — Successful appeal against Weathertight Homes Tribunal decision

Tim Bates of Auckland law firm Legal Vision further examines duties of care in the Lake v Bacic case where a Weathertightness Homes Tribunal decision was successfully appealed



The Bacics, recent immigrants to New Zealand, purchased a unit at the plan stage, in a group of eight that were constructed between 1998 and 2000. They moved into the unit prior to the completion of construction and before a Code Compliance Certificate was issued.

The Bacics experienced problems with the property from the day they moved in. They lodged a claim with the Weathertight Homes Resolution Service and, ultimately, their adjudication claim was heard on 13, 14 and 15 May 2009. A final determination was entered on 11 June 2009.

The unit was on three levels and was constructed of kiln-dried, untreated timber framing, with exterior walls lined with Harditex fibre cement sheets. The adjudicator decided that the major contributing factors to the dwelling leaking were:

- flat tops and top-dash mounted balustrades,
- poorly installed parapet caps,

- unsealed fibre cement behind the metal flashings, and
- the lack of flashings in the west wall windows.

The council was found liable for negligent inspections, and was ordered to be severally liable to pay 100% of the \$232,000 ordered in favour of the Bacics.

A finding of liability was made against Mr Lake on the basis that he was negligent in assisting and/or supervising the installation in the west wall without any flashings, and in failing to ensure that they were installed so that they were weathertight.

On this basis, he was held to be liable for one-third of the remedial costs and 27% of the consequential losses and general damages.

It was this part of the decision that Mr Lake brought the appeal on. In reply, the council brought a cross-appeal alleging that instead of Mr Lake being found partially responsible, the correct decision was to find him 100% liable for the \$232,000 award.

High Court decision on appeal and cross appeal

This appeal was heard by Justice Asher. First, he considered whether, in fact, Mr Lake owed a duty of care to the Bacics. In order to determine this he had to consider the role of Mr Lake, which he concluded to be that of a co-ordinator, facilitator and, where necessary, a labourer.

He was not a man who was applying any building knowledge or expertise to work on the site. He was a former registered psychiatric nurse that had moved on from that occupation into managing rest homes.

It was these skills he applied to the construction process — those being management rather than building expertise.

It was held that there was not sufficient proximity for a conclusion that he owed the Bacics a duty of care. It was, therefore, concluded that Mr Lake was not responsible for defects to the deck and the more minor defects. The cross-appeal failed in its entirety.

The appeal related to the finding that Mr Lake was responsible for damage to the west wall. The adjudicator, despite finding he had not assumed responsibility for the construction work, thought he did have responsibility in relation to the windows that

were installed in the west wall.

Justice Asher was concerned at this finding, and went back to examine the evidence that was heard at the adjudication.

It was his overwhelming conclusion that Mr Lake's involvement was as a helper, co-ordinator and labourer.

"His attendance on site was incidental from the Bacics' point of view. It could have been any person who arrived to put in the windows."

Justice Asher concluded there was not the requisite assumption of responsibility for weatherproofing issues in respect of these windows, such that a duty of care was owed to the Bacics.

Adjudicator's decision wrong

Further, there was no indication of any breach of the standard of care by Mr Lake. He concluded that the adjudicator's decision to find Mr Lake negligent was wrong.

He states at para 54: "The adjudicator's finding of responsibility in relation to the windows in the west wall cannot be reconciled with her earlier finding (which I have concluded was correct), that Mr Lake did not have responsibility for ensuring that work was done in accordance with good standards.

"The essential nature of his role did not change between the time when he did the main body of work, and when he helped in the installation of the windows. He owed no duty of care and was not negligent." The appeal was allowed.

This case is interesting in its careful analysis of what activity on a construction site will establish a duty of care. It will not simply be enough to be on site carrying out basic labouring work.

There is a necessary element of assumption of responsibility for weathertightness that is required for such a person to be found liable in a leaky building case.

So, in some ways, this decision provides protection to labourers on site with no real building expertise, so long as they do not purport to "punch above their weight" in their on-site role, and take on responsibility for construction decisions.



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Navman winner!

Building Today congratulates Sarah McInnarney of Whangaparaoa who has won the Navman C40 vehicle navigation system worth \$199.



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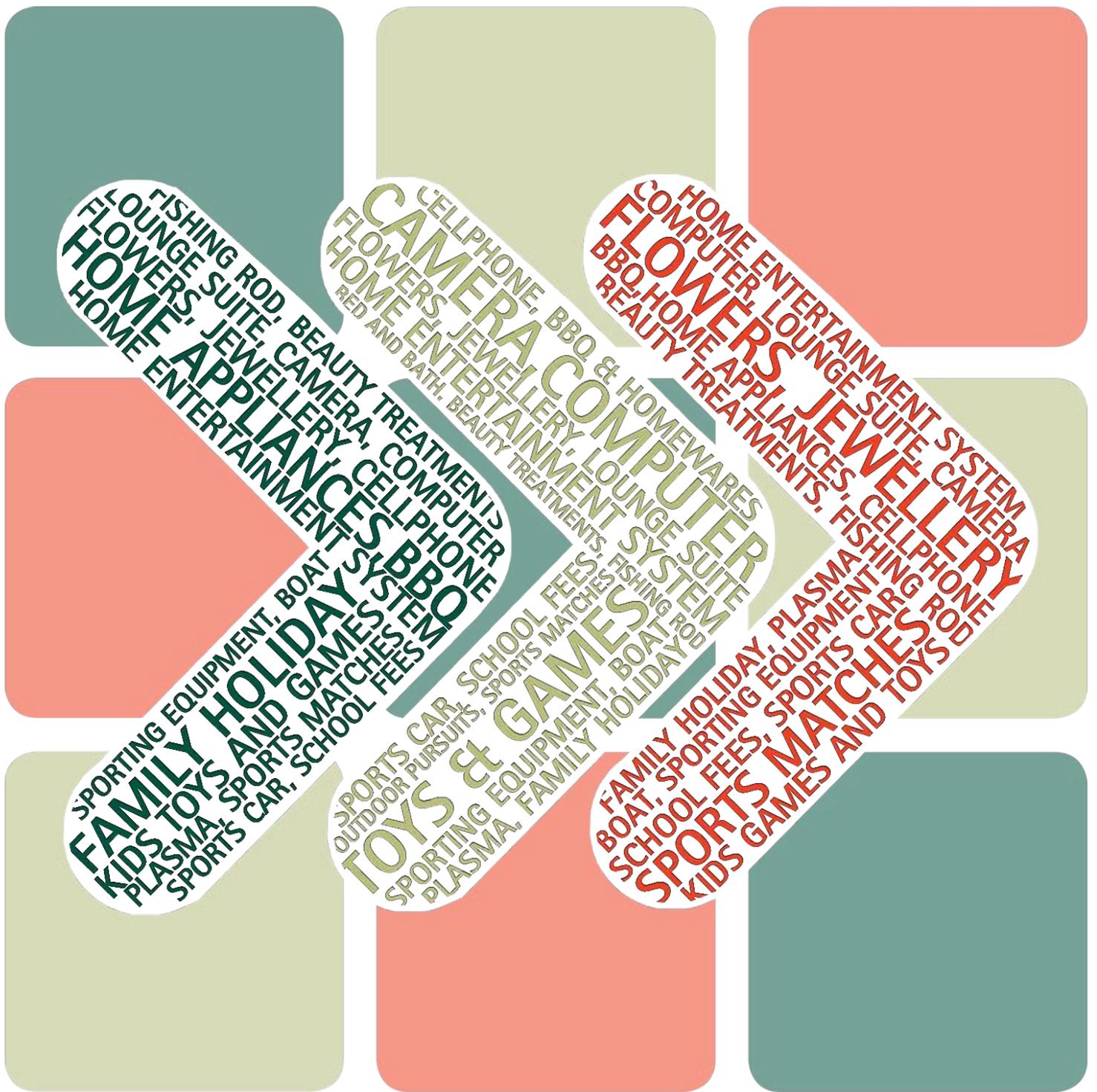
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