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The construction industry's mini-recovery at the end of last year and early this year has stalled, according to figures released by Statistics New Zealand recently.

Experts who predicted new residential builds would reach 20,000 have been proven incorrect as consent numbers in the sector continue to wobble.

RMBF Warwick Quinn says the outlook for non-residential work is bleak as public infrastructure projects come to an end.

Which makes advice such as that given by RMBF president Blair Cranston that much more pertinent in the current industry climate.

Read about his tips on communicating effectively with your clients in order to make business more enjoyable, and to keep your clients coming back to you for future building projects.

Andrew Darlington
Editor



Waiheke Island's Lite-House — believed to be New Zealand's most sustainable mixed-use building.



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

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chief's chat

by ceo warwick quinn

Sector council mooted for Health and Safety



Health and Safety (H&S) in the construction sector is an area that is important to all builders, but it is one that is all too often difficult to understand and comply with, particularly in the residential sector.

There is a plethora of guidelines, standards, pamphlets and other documentation out there that can be confusing to get your head around. Sometimes they conflict with each other, and this trend is prevalent across all parts of the industry.

There are also a large number of courses and training programmes on H&S, but they are not all "linked up" or cross-recognised, so there is risk of duplication and inefficiencies.

Industry association representatives from the wider

construction sector have been working together to explore the possibility of developing an H&S strategy for the entire construction industry.

This strategy would cover civil, residential and commercial construction and specialist trades, and includes establishing a "Construction Industry H&S Council", with representation from each of these areas.

Government interface

At a high level, we see the council representing those responsible for complying with H&S and being the interface with Government on the one hand and providers/trainers on the other.

This also follows on from our advice to ministers that the sector is keen to take a leadership role relating to H&S matters.

The association representatives met in late 2009 to work through a sector-wide H&S strategy "straw man".

We are buoyed by our high level of agreement and the prospect of establishing a Construction Industry H&S Council to improve H&S performance within the entire sector, as we believe this initiative will be beneficial to all involved and deliver efficient and effective H&S solutions.

We have been working over the past few months on "operationalising" the concept and developing a model that is sustainable. We are conscious of not undermining the very good work undertaken over the years, so we need to be cautious.

It is pleasing to note that the Government has taken a lot of interest in what the sector is doing, and the Department of Labour (DoL) and ACC have been working closely with us.

Indeed, DoL has recognised the importance of the strategy, and is consulting with us on reflecting it in its work programme so that we are aligned in our immediate objectives.

We will be presenting these developments to the Workplace Health and Safety Council later this month which is encouraged by these initiatives, particularly when construction is one of the Government's five key areas of interest.

So, while it has been slow progress, we hope these changes will make real benefits in the years ahead.

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The Bank, the CCC, and the Final Payment Blues

By RMBF in-house counsel
Leoni Carter

Members will be aware from their business dealings or personal experience, that it is common practice for a bank that is providing mortgage finance for the construction of a new home to withhold making final payment until the local authority issues its Code Compliance Certificate (CCC), which certifies that the work has been done and completed in accordance with the building consent that was issued for it.

This is perfectly understandable from the bank's point of view. It is protecting its security by ensuring that all the i's are dotted and t's are crossed with respect to the construction. However, it is often the case that the banks are unaware that such insistence is actually putting the client at risk of breach of contract claim, and other unfortunate consequences.

The RMBF Residential Building Contract (RBC-1) provides that it is the owner's responsibility to get the building consent and the CCC. There are many situations where an owner will get a building consent for the whole of a new build, and will either build in stages, or use different contractors for each part of the job (with or without the assistance of a project manager). The owner will then be responsible for obtaining the CCC from the council.

There is also the situation where a builder may have the contract to do all the work, but the owner is liable to the council for the payment of a development contribution (and the council has the power to withhold a CCC until such contribution is paid).

In such cases, the issue of the CCC has nothing to do with the contract that the builder has with the owner. The contract is an exchange of obligations — the builder promises to do the contract works and the owner promises to pay the contract price. The contract includes various mechanisms for dealing with disputes that arise during construction, including non-payment. There is also the Construction Contracts Act 2002.

Where the owner is unable to make payment on the contract, not because of any dissatisfaction with the builder's performance, but because of the bank's insistence on a CCC being issued, the owner risks not only being charged interest on the unpaid amount, but also being drawn into adjudication, arbitration or the courts for failure to pay.

In the case where a Master Build Guarantee has been



issued, the owner also risks having the guarantee cancelled as payment of the contract price is a fundamental obligation under the guarantee.

At the RMBF, we regularly hear from members whose payments are being held up by banks where the work they are contracted to do does not include or require the issue of a CCC.

It appears the banks either don't realise, or don't care, that their clients are breaching their contracts by not paying (not being able to pay).

In some cases we hear that pragmatic agreements are being reached at a local level to protect the banks' interest while releasing the funds to pay the builder — but when there is a change of staff the agreement has to be negotiated all over again.

The RMBF believes there is a means by which banks could ensure that the work done under a building contract is, or will, comply with the building consent such that a CCC will issue when the time comes.

As long as the bank has all the documentation from the builder that will be required when a CCC is applied for — and the RBC-1 requires that such information be provided — the bank should be able to release sufficient funds to pay the builder for the work done.

Such documentation would include:

- the plans and specifications for the work in the contract,
- the building consent issued, which covers the work in the contract,
- a record of the council inspections that have been done and approval of the work in the contract, and
- all the producer statements etc, that have been issued by a tradesman/contract in respect of the work in the contract.

The RMBF has decided to approach the Bankers Association of New Zealand in an effort to open a discussion with its members and develop a protocol for dealing with such circumstances that protects the banks' interests while ensuring that the vital cashflow in the construction industry is maintained.

We would welcome your "war stories" about your dealings with the banks, and your success stories where you have come to a pragmatic arrangement with them. Please email them to me at leoni.carter@masterbuilder.org.nz.

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Committees, competitions and communication

By RMBF president
Blair Cranston



It has been another busy month with plenty of work being done on important industry issues.

A number of committees have been formed to help find solutions to the leaky building issues facing our industry — committees that will look closely at assessment, technical and liability issues.

One committee is an in-house RMBF group. The other two are made up of construction sector representatives but are being driven by the RMBF.

Good progress is being made, and outcomes will be conveyed to the appropriate Government departments.

I have also attended a number of House of the Year functions and thoroughly enjoyed them, as well as noting the high standard of projects entered.

We are seeing some fabulous homes, along with very interesting commercial projects as well.

It's great to see a number of leading commercial builder members use this competition to maximise their marketing opportunities.

It's all about communication

I cannot stress enough the importance of good communication for a successful building project, and thought I would take this opportunity to share a few basics:

- Maintain an open and transparent relationship with your staff, customers, suppliers and subcontractors. I have found that people generally respond better to problems and challenges if they are

made aware of them early.

- Record and confirm key conversations and decisions in writing. Copy this information to the appropriate people and keep copies on file. Ensure these records are dated.

- Set up your own communication record book to use during discussions and site visits. These books can be in duplicate or triplicate so copies can be distributed instantly where necessary.

- Maintain a proactive relationship with your customers. Some builders contact their customers on a regular basis to keep them updated and to check they are okay.

This can help with time management and juggling your diary because you are the one planning meetings/communication opportunities.

- Programme meetings at important stages in the process. A very important, and sometimes overlooked, meeting is a pre-construction meeting. This is intended to allow you to introduce customers to your building team, to cover off outstanding or new issues, to discuss the programme and to go through issues such as health and safety, variation processing and progress payment staging.

Fundamentally, this meeting is to ensure your customers are ready for the building phase and know what to expect throughout.

- Notify variations, along with likely cost implications, as soon as you can. This ensures your customer can make decisions and budget accordingly. It also helps avoid disputes at the end of the project.

- Confirm all your key orders in writing and ensure rates and quantities are indisputable. A simple scope of works is a great help in achieving this.

- Don't expect people to simply be able to drop things when you want them to. Plan as best you can and give as much notice as you can.

I am still surprised how many people simply call in to a customer's home wanting to carry out a maintenance job, expecting that they will be there and welcome the intrusion without notice.

By focusing on improving your communication, business will become more enjoyable, and your clients will stay with you for their future building projects.



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Award-winning dream home

Chris Leith exceeded his client's expectations when their Southland home won the New Homes \$350,000 — \$450,000 category in the Registered Master Builders 2009 House of the Year, in association with PlaceMakers.

Owner of David Reid Homes (Southland) Ltd since 2004, Mr Leith says the client's lifestyle, coupled with a taste of their Dutch homeland, were key factors in the design brief to create their "ultimate dream home".

"We were rapt to be able to provide our clients with an award-winning home," Mr Leith says.

"The best part about it was the look on their faces when their home was announced a category winner at the national awards. I don't think I will ever forget their excited reaction when they heard the news."

The stunning open plan home boasts three bedrooms, two bathrooms, two dining areas and three living spaces.

"This home has a lovely comfortable feel from the moment you walk through the door, and clearly includes the owners' artistic licence with effective use of colour throughout," the judges said. "With a relaxed environment in a highly functional and warm home, this build is close to perfection."

Mr Leith has always been interested in the building industry, starting a building apprenticeship as soon as he left school.

"I have always had a passion for building good quality homes," he says.

"One of the things our company prides itself on is having the flexibility to always meet and exceed our clients' expectations.

"We always aim to build homes for our clients that we would want to live in ourselves, so we are open to changing elements and features right the way along the building process."

This is the first national award David Reid Homes (Southland) has won in the House of the Year competition, and Mr Leith has high hopes for future entries.

"We have just won two Gold Awards in the 2010 competition. We were a little reluctant to



David Reid Homes (Southland) Ltd was the winner of the New Homes \$350,000 - \$450,000 category in the Registered Master Builders 2009 House of the Year, in association with PlaceMakers.



enter again after coming out on top last year, but I guess the challenge is to maintain the standard.

"It's in the hands of the judges now, so we will have to wait and see if we make it to the Nationals."

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RMBF confirms weak construction sector

The RMBF says Statistics New Zealand figures released at the end of last month confirm that the small recovery the construction sector experienced in late 2009 and early 2010 has stalled.

Figures show the number of new housing units increased by just 1.7% in June (excluding apartments) after a decrease in May.

RMBF chief executive Warwick Quinn says the projections at the start of the year by some commentators that new residential builds would reach 20,000 was now highly improbable as the sector is currently just managing to maintain volatile consent numbers.

"The new build residential market has hit a plateau over the past few months, and it is looking like consent numbers will remain there in the foreseeable future," Mr Quinn says.

"There is still a significant amount of nervousness by consumers who have been heavily impacted recently by rises in the official cash rate, material price movements, pending GST increases, changes to depreciation and tax for investment properties, and a sluggish wider housing market."

Mr Quinn says while additions and alterations are holding up well, the outlook for non-residential properties is bleak.

"Building consent numbers for non-residential construction have been falling steadily since mid-2009 after being buoyed during the recession with investment in public infrastructure such as sports stadiums, airports and the like.

"However, this spending has come to an end, and there are few major commercial consents in the system."

Mr Quinn believes until the recovery is well entrenched and investors are confident with tenant demand and finance is available, this sector will remain flat for some time yet.

The regions with the largest increases for new housing in June were Canterbury and Auckland, while Hawkes Bay experienced the largest decrease.

Strong competition in the 2010 Apprentice of the Year

A strong number of carpentry apprentices from across the country are set to take on the challenge of the Registered Master Builders 2010 Apprentice of the Year, in association with Carters.

A total of 155 apprentices have entered this year's competition.

Now in its seventh year, the competition has more than \$100,000 worth of prizes up for grabs, which includes 10 places on the Outward Bound Leadership Programme for the regional winners.

Held in 10 regions throughout the country, the competition aims to find and reward outstanding carpentry apprentices and bring attention to the wide variety of career opportunities in the construction industry.

Registered Master Builders Federation chief executive Warwick Quinn is pleased with the level of this year's entries, and says the competition is a great way to "showcase the skills and talent of our young industry players".

"The high level of entries reaffirms the strength of the Apprentice of the Year competition, and it's great to see so many young carpentry apprentices taking the right steps to measure their skills.

"The industry has been hit hard over the past couple of

years, and high quality new talent is just what the building sector needs to ensure we maintain a good level of skills for when things pick up again."

Over the coming weeks, entrants in the competition will be interviewed by a judging panel made up of representatives from Registered Master Builders, BCITO and Carters.

Up to 10 finalists will then be selected from each region, and the judging panel will visit each finalist's building site to determine each region's winning apprentice.

The 10 regional winners will be announced at awards presentations across the country in September and October before gathering in Wellington to compete for the national Apprentice of the Year title on 21 October.

This year the national finalists will also undergo a practical test in addition to being interviewed by the national judges.

The Apprentice of the Year competition is made possible by industry leaders Carters, the Building and Construction Industry Training Organisation (BCITO), the Registered Master Builders Federation (RMBF) and supported by the Department of Building and Housing.

Finalists, family members, employers, training advisors and sponsor representatives will be invited to attend the regional events listed below.

Regional Event Dates:

Central North Island

Upper South Island

Central South Island

Waikato

Southern

Wellington

Auckland

Northern

East Coast

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Wednesday 22 September

Thursday 23 September

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Friday 24 September

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Thursday 30 September

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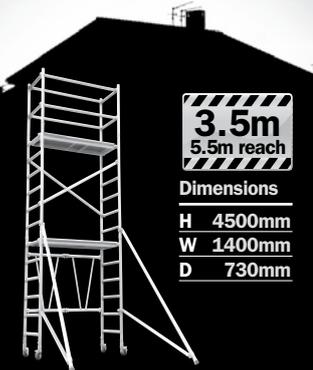
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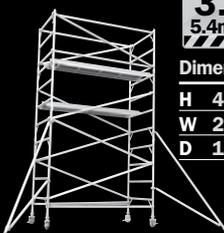
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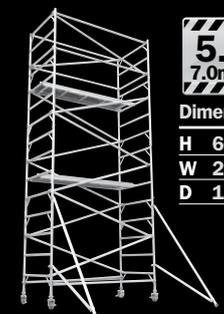
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First MultiProof approvals issued recently



From left: Building and Construction Minister Maurice Williamson, Spanbild general manager Dave Scobie, and Department of Building and Housing deputy chief executive, building quality, David Kelly.

The first certificates for MultiProof, a new streamlined National Multiple-use Approval Service for volume builders, were issued at a function in Christchurch in July attended by Building and Construction Minister Maurice Williamson, who presented the first certificate to Christchurch-based Spanbild.

Little Buildings Ltd of Palmerston North also received one of the first MultiProof approvals, and was the first to have consent issued for a MultiProof approved design.

These approvals signify the beginning of streamlined consenting for multiple-use building designs.

The MultiProof service was launched by Mr Williamson in February this year. The service issues approvals for building designs that are to be replicated several times by volume builders.

It means building designs with MultiProof approval are pre-approved for Building Code compliance, removing the need for the designs to be assessed by each individual Building Consent Authority (BCA).

This means greater certainty of BCA consenting, faster processing times, reduced duplication for volume builders, and consumers being able to get into their new homes sooner.

Little Buildings saved \$2800 on consent fees for the first two houses using the MultiProof approved design, and Palmerston North City Council issued consents for the two buildings in just three working days.

Spanbild chief executive Peter Jensen says the government's new scheme is an innovative and supportive initiative for companies such as Spanbild, which has several brands and

products under one umbrella.

"The approval scheme is a positive governmental response to requests from the industry for a system which streamlines consenting processes," he says.

"It means councils can have confidence in the process of, and designs which get, Department of Building and Housing (DBH) multi-use approval."

MultiProof is about reducing costs, not cutting corners. Buildings using a MultiProof design will still need to meet the current quality standards for that type of building.

Building Consent Authorities will continue to approve site-specific details such as foundations, ensuring any MultiProof approval conditions have been met, and undertaking normal inspections during construction.

The statutory time frame for issuing a building consent for a MultiProof design is reduced from 20 days to just 10.

MultiProof is among the first of the Government's Better Building Blueprint initiatives to take effect. These first approvals show that MultiProof is multi-purpose, working for a wide range of volume builders and designs.

There are a number of other applications in the pipeline, including for designs that offer innovative building solutions.

The MultiProof team at the DBH is keen to hear from other volume builders seeking MultiProof approvals, and to help applicants through the application process.

Volume builders are invited to contact the MultiProof team for a confidential discussion about how to obtain a MultiProof approval. Contact Tracey Bevan on 04 817 4254 (DDI) or email multiproof@dbh.govt.nz.

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news

Entries open for 2010 Concrete³ Sustainability Awards

The Cement and Concrete Association of New Zealand (CCANZ)-sponsored 2010 Concrete³ Sustainability Awards are open to anyone involved in the construction industry — from architects, designers and engineers to contractors and clients.

CCANZ chief executive Rob Gaimster says the awards are a chance to recognise those who are leading the way in embracing sustainable practices, and for interested parties to learn from each other to ensure the industry, as a whole, continues to operate in the most responsible manner possible.

“True sustainability requires the consideration of not only environmental factors, but also the potential economic and social impacts of each project, he says.”

There are five categories this year, from which a supreme winner will be selected, after the 2009 awards attracted a strong and diverse array of entries. The categories are:

- Excellence in Residential Concrete Construction,
- Excellence in Commercial Concrete Construction,
- Excellence in Civil Concrete Construction,
- Excellence in Concrete Innovation, and
- Excellence in Concrete for the Community.

“Examples of sustainability come in all shapes and

sizes, from the smallest residential job to a multi-million dollar civil project,” he says.

The 2009 supreme Award was accepted by URS Corporation New Zealand on behalf of the Northern Gateway Alliance, responsible for extending State Highway One from Orewa to Puhoi.

Mr Gaimster says the project stood out as each aspect, from its inception to completion, paid attention to matters of sustainability.

URS spokesperson Amanda Harrison says it was rewarding to see their efforts to embrace sustainable practices acknowledged by their peers.

2010 Awards entries will be judged on any of the following criteria:

- lean production and less waste,
- managing natural resources,
- minimising energy use,
- protecting against pollution,
- respect for people, and
- setting performance targets.

Entries remain open until Friday, 3 September, 2010. Entry information and forms can be found at www.sustainableconcrete.org.nz.

The winner will be announced at a presentation at the New Zealand Concrete Conference in October 2010 in Wellington.

JA Russell buys into CMS

Trade-based supplier of electrical, data/communications, lighting and automation solutions, J A Russell, has purchased a minority shareholding in Construction Marketing Services (CMS), the parent company of Future Proof Building.

JA Russell joins fellow innovative construction industry supply partners Carters and Plumbing World, who also have minority ownership stakes in CMS.

JA Russell chief executive Craig Grammer says as the scope of the industry evolves, new markets and methodologies continue to develop for the company's customers.

“Working alongside fellow industry colleagues who have invested in CMS will help us to achieve

a common goal of better building industry standards,” Mr Grammer says.

Future-Proof Building chief executive Aidan Jury says stronger JA Russell involvement in CMS significantly enhances FPB's channel partnership across the building, plumbing and electrical trades.

“The company is a clear market leader in its field and has very common values to our company. We are proud to be working with the JA Russell Group.”

As part of the investment, JA Russell will appoint a director to the CMS Board and take an active steering role with the CMS management team.

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news

Revolutionary Waiheke building takes energy efficiency to new levels



A new development has officially opened on Waiheke Island that is believed to be New Zealand's most sustainable mixed-use building.

Developed by leading architectural designer Bryce Ardern of Lite-House, in partnership with Right House, New Zealand's one-stop shop for creating an energy-efficient home, the building is a true exhibit of best practices in design, sustainability and modern technology.

Combining office space and apartment living, Lite-House features Australasia's first vertical axis wind turbine combined with an array of photovoltaic panels inverted through battery storage that work to put power back into the grid.

Right House chief executive Hamish Sisson says the Lite-House project is a great example of what you can do with leading energy-efficient solutions and technologies.

"Installing the vertical axis wind turbine was definitely a highlight for Right House as this type of wind technology has not yet been used in Australasia. It is just one of the features of this cutting-edge, mixed-use building," he says.

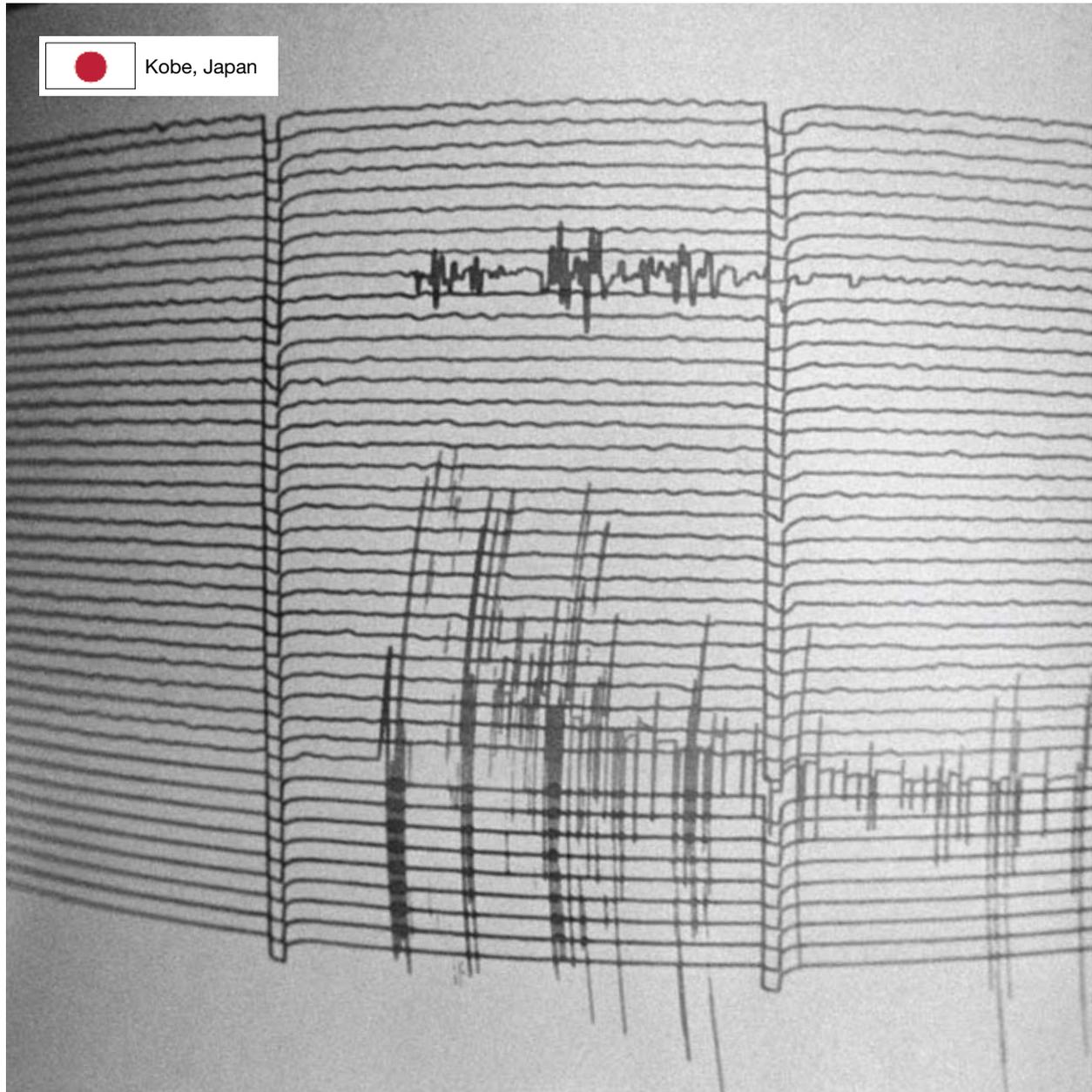
Lite-House design director Bryce Ardern says he is excited that the public now can see for themselves that a building can encompass leading architectural design, while still being extremely energy efficient.

"The development is an example of how energy-efficient construction can be taken to a new level. We have fused the best design practices, green-rated materials and the latest technologies — a reflection of our aspiration to build a development that is aesthetically pleasing and eco-friendly.

"We believe the industry and home owners should be demanding sustainable buildings. The technologies are available today to build homes and commercial properties which leave a lighter footprint on the earth and make best use of renewable energy resources," Mr Ardern says.

Right House worked with the Lite-House team to provide specialist knowledge and supply the wind turbine and photovoltaic panels, as well as providing the building's solar hot water systems, gas back-up systems, space-saving heat pumps and insulation products.

The Lite-House apartment is open as a show home until the end of 2010, and is being used as an information centre on ecologically-responsible architecture and construction. For more information visit www.lite-house.co.nz.



Torture tested in over 130 countries.

Measuring 7.2 on the Richter scale, the 1995 Kobe earthquake resulted in widespread devastation. Most casualties were victims of what is known as “pancake collapse” – when the roof or upper stories of a building fall onto lower floors. At the time, many traditional Japanese homes had heavyweight concrete or clay tile roofs which collapsed under their own weight when the framing gave way.

Conversely, homes that had a modern lightweight steel tile roof, in most cases, survived largely intact. While a typical concrete tile roof weighs around ten tonnes, an equivalent sized Gerard satin finish steel tile roof weighs just one tonne, a comforting thought when you live in an earthquake zone.

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Conference will seek answers to leaky homes impasse

Ways of resolving New Zealand's leaky homes problem will be canvassed in Auckland on 17 September.

"Leaky homes — Saving the Titanic?" is the theme of a conference organised by the Legal Research Foundation.

The conference will examine the past, present and future dimensions of the leaky homes catastrophe. This includes its impact on New Zealanders, how the legal system is coping with it, and whether, from economic and policy perspectives, the government's financial package strikes the right balances.

Lawyers and a legal academic are speaking, along with representatives of the Home Owners and Buyers Association of New Zealand, the Department of Building and Housing, and Nera Economic Consulting.

As well as lawyers involved in weathertightness claims, mediators, adjudicators and judges, insurers and banks of potentially liable clients are invited.

The conference is also aimed at owners, builders and developers, engineers, architects, certifiers, building consultants, property managers, councils and others affected by leaky homes.

Serious financial and emotional strain

"This issue is placing serious financial and emotional strain on many New Zealand families," Legal Research Foundation director and Bankside Chambers barrister Simon Mount says.

"It is also having a significant impact on architects, builders, other professionals and tradespeople, and councils who are caught up in claims.

"Many of these claims are extremely complex.

Plaintiffs and defendants often complain that the process is too long, too expensive and too uncertain.

"There is a perceived need for a fairer solution to the leaky homes problem — this is the motivation for the recently announced government and local council financial assistance package for owners of leaky homes."

The details of the package are expected to be confirmed in September, Mr Mount says. "This will make the conference especially topical."

The Legal Research Foundation is an independent body associated with the University of Auckland Law School.

To register for the conference, contact info@legalresearch.org.nz or visit www.legalresearch.org.nz to download a copy of the conference programme.

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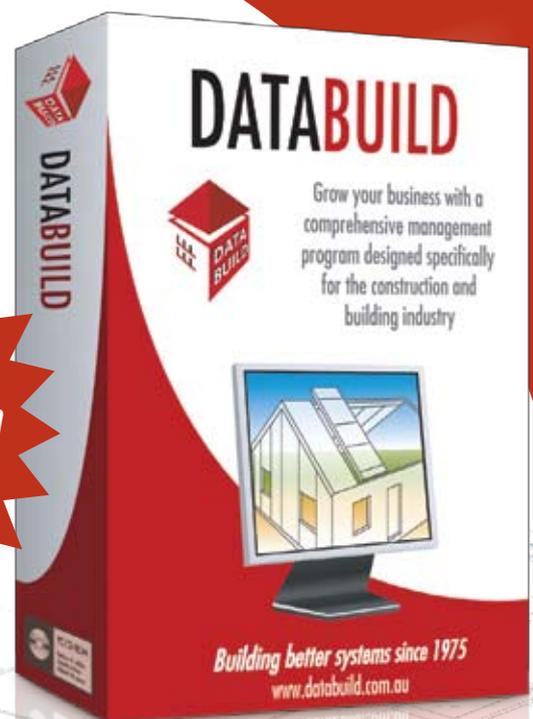
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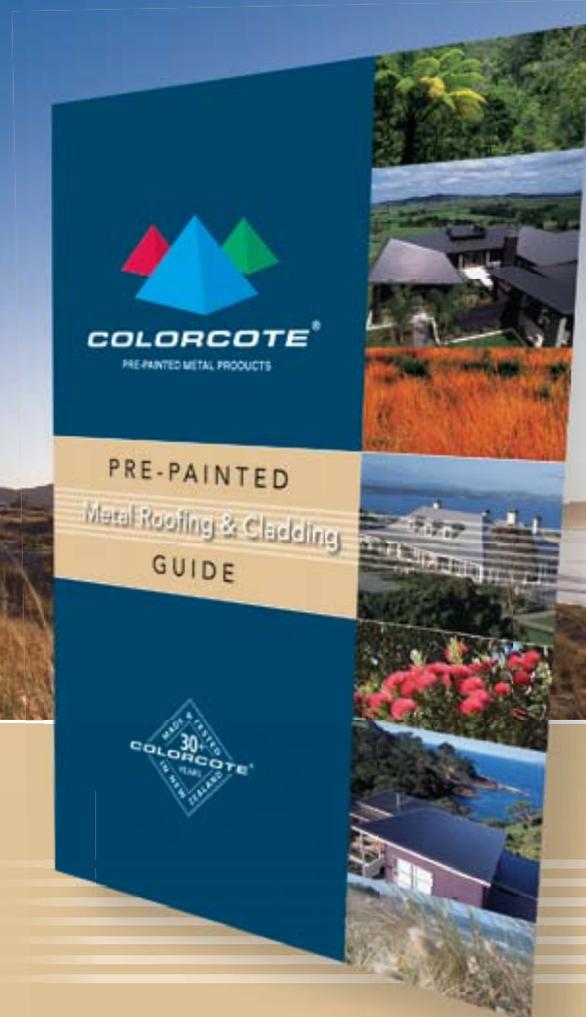
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Nelson's apprentice glazier tops the country

Nelson glazier Ross Holmes has beaten stiff competition to win this year's Glass Association of New Zealand (GANZ) Cup, recognising him as the country's most promising glass apprentice.

The cup was presented to him at the GANZ annual conference held in Rotorua this year, only the second time it has been awarded.

Award judge Deb Paul from the Joinery Industry Training Organisation says Mr Holmes, who is training towards his National Certificate in Glazing, was first in class for his block course work, and has also shown a real aptitude for the practical skills the job demands.

"Ross' results saw him finish ahead of 42 other students last year."

Mr Holmes has been working with glass for 15 years, but says it is only since he joined Smith&Smith in Nelson that he has been given the chance to go through a proper apprenticeship.

"I started in glass when I was 21, but it was on-the-job training only. Rather than just being a 'journeyman' I



Smith&Smith Nelson branch manager John Blight (left) with award-winning apprentice glazier Ross Holmes.

wanted to be certified, and Smith&Smith has supported me through the whole thing."

The apprenticeship is quite a commitment, entailing 8000 hours and three block courses throughout the training term.

Initially, the attraction was the ready supply of work,

but Mr Holmes says working with glass has also proved to be a varied and challenging career.

"Just when you think you have it all mastered, when you think you've seen it all before, something new pops up that you have to get your head around. It keeps it interesting."

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From recession to roadshow

The word recession has had a different meaning to the team at Fletcher Aluminium.

While many other businesses saw doom and gloom, Fletcher Aluminium saw an opportunity to work harder and smarter in the pursuit of innovation and performance.

With building requirements becoming more stringent, and insulation and thermal performance becoming hot topics, Fletcher Aluminium focused on addressing these changes.

The company did so by upgrading its standard residential platform to be more robust, with the ability to carry more weight brought on by new double glazing expectations.

Aesthetic style

It also created a new 40mm Architectural Platform which has greater performance as well as square-edge aesthetic style.

And, quite literally, hot off the (extrusion) press, Fletcher Aluminium has launched a 52mm thermally broken suite.

After its tireless effort to ensure the company remained at the forefront of the industry, it embarked on a Builders Roadshow in conjunction with its window and door brands — Fisher, Nebulite, Rylock and Vistalite — to 25 centres nationwide.

League legend on board

The company also brought on rugby league legend Stacey Jones as its ambassador, as he epitomises similar values — striving to be the best, and performance at the highest level.

Now with 18 roadshows under his belt, he knows more about windows and doors than most, and he can speak first hand about his own home which he is building with windows and doors from the Pacific Suite.

To find out more about the new suites, visit www.pacificsuite.co.nz or www.atlanticsuite.co.nz.



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Consent-issued service cuts through the BS!



Had enough of the council and “consultants”? Do you wish it was all someone else’s problem?

Is the council getting you down? Are you sick of dealing with the endless questions and the “BS” (Building Standards — Yeah Right!) just to get a consent?

Does your architect/draughtsman understand the practicalities of building? Has he ever picked up a hammer, or been up to his armpits in mud trying to get a house out of the ground before the rains really set in?

Are you annoyed at the string of people who churn out endless paper, seemingly without regard to what it is going to cost you, and the negative effect on your profit?

The team at Fixed Abode knows what it’s like to stand in the mud, hammer a nail, and how to hold the second storey up while taking out the ground floor.

They’ve done it all — including renovations, subdivisions, rental homes and beach houses. They have seen the effect of council delays and design issues. And now they’re doing something about it, by offering to take care of the consent process for other builders.

Neil, a builder from East Tamaki, says: “I costed a set of someone else’s renovation plans for my clients. At \$500,000 plus, twice their budget, it completely killed the project, and it was work that I had already scheduled in.

“Another set of fees was asked for to produce a compromise design. So I called Fixed Abode who liaised with my client and redesigned, giving them everything on their wish list. At a new costing of only \$270,000 the project was a go.

“I didn’t have to suddenly find other work. Great plans too. I only asked Fixed Abode out to the site once in the entire build.”

Darryl Mackenzie from Fixed Abode puts it down to a practical approach instead of a theoretical one, or just common sense.

“Fixed Abode offers a ‘consent issued’ service — meaning they will put the completed and issued consent in your hand, with the BS taken care of.

“They liaise with you and your client over design, as well as complete subdivisions, including all consents.”

For more information call 0800 218 071, or email info@fixedabode.co.nz.

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Miles Nelson has released a new range of cavity sliding door pulls in locking and non-locking varieties.

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BCITO specialised trades

The BCITO has qualifications available in almost every different area of the construction industry.

Our qualifications are "competency-based". It's all about demonstrating you have the ability (in terms of knowledge and skill) to complete a task — that you are seen to be competent and can work towards becoming qualified.

It means that apprenticeships take no more or no less time than it takes for you to show that you can demonstrate your skill.

The BCITO offers a range of specialised trade qualifications, including solid plastering, floor and wall tiling, frame and truss, cement and concrete, interior systems and proprietary plaster cladding systems.

Each qualification covers a different and unique area of the construction industry.

Solid Plastering

By using a variety of different tools and methods, a qualified solid plasterer creates a plaster finish that is practical and decorative. Solid plasterers can create a modern look on the exterior of a house or restore an old building using traditional methods of plastering.

Floor and Wall Tiling

Working with floor and wall tiles is a very creative trade. If you think a career in tiling is for you then completing the National Certificate in Floor and Wall Tiling (Introductory Skills) and the National Certificate in Floor and Wall Tiling will help you achieve this.

Frame and Truss

Frame and truss fabricators make the pre-nailed framing sections of walls and roofs that are delivered to a construction site for the builder to erect. Fabricators generally work at a manufacturing plant, but occasionally they need to visit construction sites for specialised and remedial work.

Cement and Concrete

Cement and concrete is a big part of New Zealand's construction industry, and if you're looking for a career that's

challenging, rewarding and requires a technical mind then concrete could be for you.

Unless you have already been working in the concrete industry and can show that you have a good understanding of the basic skill requirements, you will need to complete Concrete Theory Fundamentals or the National Certificate in Concrete Core Skills before you do any other concrete-related qualifications

Interior Systems

Interior Systems incorporates some of the specialist trades that complete work for the interior spaces of a building or house. As with many trades in the construction industry, there is great variety in the work you do because of the different designs and features of buildings and houses.

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Proprietary Plaster Cladding Systems

Proprietary plaster cladding systems are used on the exterior of buildings. A qualification in this area can lead to a varied and interesting career path in the external plastering sector.

Other Qualifications

The BCITO offers a range of alternative specialist qualifications that span construction management, architectural technology and quantity surveying.

The National Certificate in Construction (Leading Hand) (Level 4) is designed to give you the skills and knowledge required by the industry of a capable leading hand. It's ideal if you are already working as a construction leading hand, or wish to move into the role.

If an apprenticeship in the construction industry sounds like the right choice for you, contact your local BCITO office on 0800 4 BCITO (0800 422 486).

Radical design departure 'entirely deliberate'

By Roy Kane

"Our radical departure from traditional airport design worldwide is entirely deliberate," Wellington Airport chief executive Steven Fitzgerald says.

"What is set to become New Zealand's newest iconic building, 'The Rock' combines functionality and capacity with what will be a memorable visitor experience."

What remained after the completion of Stage One of the airport upgrade was a mere 1000 sq m pocket of a site, defined by the existing buildings and a fuel compound to the north.

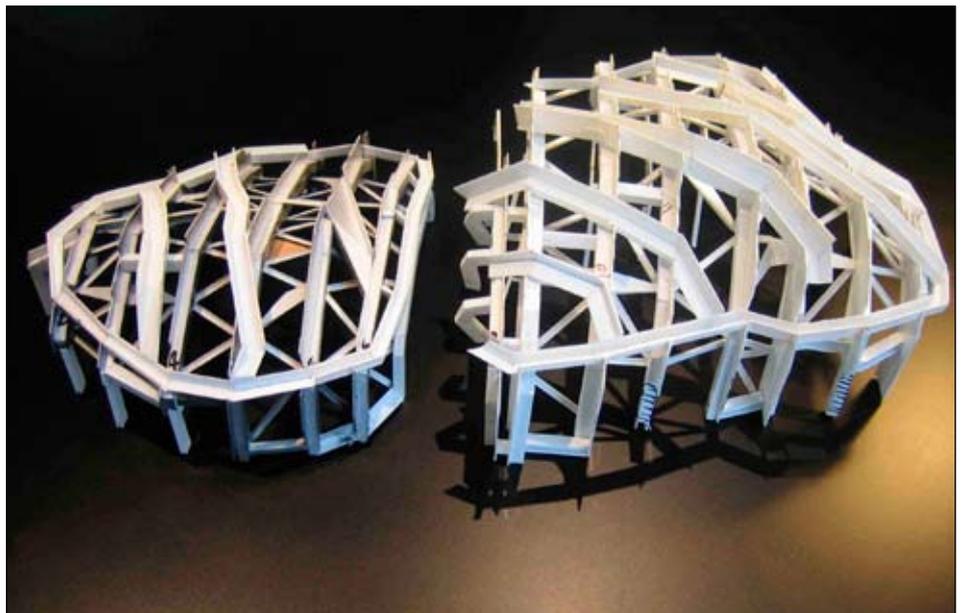
What was required in the brief to architects Studio Pacific and Warren and Mahoney, who teamed up to respond, was a design that would be unapologetically "edgy".

Marcellus Lilley (Studio) and Rodney Sampson (WAM) talk about their daring, even provocative, concept: "We took our inspiration from Wellington's wild south coast. From a photographic study of the geomorphology, we extrapolated features and scale, the fissures and raking geometry, into the design development of the building form.

"In marked contrast to the blandness that typifies most international airports with their mall-like interiors, we wanted a geological theme with a rugged personality, yet one which would at the same time be a haven of warmth and calmness, with carefully crafted views from safe vantage points."

In fact, The Rock is comprised of three parts: the Nose, which is nearest to the runway; the Main Rock, which is closest to the existing terminal; and the Ramp, which is adjacent to the Main Rock.

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From the Nose, passengers have a spectacular view of aircraft docking at the aerobridges, seen as if from inside a giant boulder. In the Main Rock, there is ample seating for travellers to rest, quiet space on the mezzanine floor and a play area for children, while the Ramp serves as a conduit for arriving and departing passengers.

Structural engineer Peter Holden of Beca comments on some of the challenging geometry presented by The Rock: "The ground floor and first floor are concrete, which supports portal frames. These have varying geometry and shape to create the form. No two portal frames are the same, and there is a wide range of steel sizes and connection types.

"The Rock was one of the first buildings in New Zealand that Beca modelled three-dimensionally using Revit software, which enables us to produce structural drawings from a 3-D model.

"However, because of the irregular shape of the building, it was impossible at the design stage to foresee all of the clashes that could occur between the steelwork, timberwork and



services.

"This is where the steel contractor, Stevensons, helped resolve matters by allowing its detailed 3-D model to be imported and merged with the drawings of the follow-on trades. By successfully conducting clash checks, Stevensons ensured that potential problems were identified and either rectified or eliminated even before fabrication.

"The unique shape also meant that generic details developed during the design phase could not be used in all situations,

necessitating a high degree of specific design. For example, no fewer than four support options were required for the triangulated ceiling panels to node correctly.

"In addition to the construction of the new building, modifications were made to the existing terminal. In some cases, the steelwork details weren't known until sections of the existing terminal were broken out.

"Meanwhile, there was also the challenge of ensuring seismic interaction between the Rock structures and the existing terminal, with different shapes and stiffnesses coming into play. But I have to say it's been a great experience to work on what will surely be one of Wellington's landmark buildings."

That certainly was the view shared by Stevensons Structural Engineering (1978) Ltd managing director Evan Kroll.

"When we first looked at this project, we saw that it was unique and expected it to be problematical. As our steel detailers worked with the architects' 3-D model to produce all the dimensions and angles in Pro-Steel, we began to realise that what seemed like an enigmatic design was going to turn out to be iconic.

"This wasn't a series of ho-hum portal frames but a complex, angular structure that asked a lot of us and made us work hard to solve the buildability challenges."

The Stevensons team attributes at least 50% of its success to the strength of its drawing office and the leadership given by manager Peter van der Made.

"Because we had superb co-operation from Beca (whose Revit model made things so much easier), from the main contractor, Mainzeal, and from the architects, we had clear understanding of what everyone

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Continued page 28



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From page 26

wanted," Mr van der Made says.

"We were also able to tap the practical experience of our detailers, who know what dimensions are required and where they should be shown. The shop drawings they provided to our fabricators led to excellent productivity."

They had to, because of the need for accuracy in the workshop. Once the steel was delivered to the site, there would be no room for even minor adjustments. The site, after all, was a fully operational international airport: it had no room for error.

"Check it twice! Check it again but do it once and get it right!" That's the mantra of Stevensons production manager Troy O'Donoghue, who has been 13 years with the company.

"Even before we despatched our first delivery, we conducted a test erection in our workshop to get our heads around how a section of the structure would go together on site. Once we felt comfortable, then it was a matter of stringent quality assurance.

"There were angles for Africa, and full-penetration welds of plate 40-50mm thick. Our top guns had to be at their best. And then there were the transport logistics. Because the steel members were not symmetrical, each truck load had to be specially configured.

"That's how we ensured the project ran smoothly. It starts with good drawings and is followed by accurate fabrication, planned transportation and speedy construction — with every member of the



team staying alert to everybody's safety."

The biggest safety concern was the possibility that building debris might be left air-side, close enough to aircraft to pose a threat.

"Mainzeal Property and Construction Ltd put a raft of processes in place to minimise every risk," Wellington International Airport Ltd (WIAL) project manager Graeme Anderson says.

"Mainzeal worked well with our airside staff to ensure there were no issues. In the countdown to the official opening, (date to be confirmed), various visitors to The Rock are clearly delighted by what one can only describe as the wow factor.

"WIAL is equally delighted that The Rock makes such an impact, as we believe that it expresses Wellington's individuality.

"Although only the final component of a two-phase upgrade to our international terminal, it doubles our international processing capacity while, at the same time, making the visitor experience memorable.

"Word-of-mouth is powerful, and it will probably say we're trend setting," Mr Anderson says.



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- Expanded and redesigned departure lounge with seating for 660
- Double and laminated glazing
- More than 1450 sq m of retail space
- New fuel hydrants and apron works
- Two new aerobridges bring the total to eight
- Double the international processing capacity to 1000 passengers per hour
- Natural daylight via skylights
- Ramps instead of escalators and lifts where possible
- Low velocity mechanical plant

Materials:

- **Timber:** 65,000 (65km) lineal metres
- **Concrete:** 2500 cu m
- **Copper:** 13 tonnes
- **Steel:** 102 tonnes

Cost: NZ\$39 million

Boots 'n' All with Carters



As Kiwis, we love to see the All Blacks take on the Wallabies and win — and that is exactly what the Carters Advantage Boots 'n' All tour party did when they witnessed the All Blacks in the first Bledisloe Cup match of 2010.

Having arrived in Melbourne on the Thursday, the group headed out to AusKarts for some go karting action. A perfect way to start the weekend saw everyone put pedal to the metal at this fantastic indoor track, and enjoy lunch before checking into their hotel, The Crown Promenade, situated on Southbank.

On the Friday afternoon it was out to the Carlton Brewery. After a quick tour of the brewery the fun and games begun, with the tour party having to blind taste and guess four different products. Let's just say that maybe it is harder than they thought to pick the varieties apart.

Several of the tour party had the opportunity to give beer pulling a go — it's a good thing they're builders not barmen, as a lot of us would be waiting a while for our pints!

Carters likes to keep a few surprises up their sleeves, and the tour party was thrilled to meet Ali Williams, who joined the group at the brewery and gave a fantastic after dinner speech talking about his time with the All Blacks, his injury and his dreams of running onto the field with the All Blacks in 2011.

Game day arrived and Melbourne turned on a great day. The game was played at Etihad Stadium right in the heart of Melbourne.

It is fun to be surrounded by the pre-match banter and excitement as people make their way to the game, and the tour party dined in style at The Woolshed right across the road from the stadium.

And then there was the game! With platinum tickets, the tour party had tremendous views of all the action, and action there was! Watching the All Blacks play and winning in a stadium full of green and gold jerseys is just a fan's greatest wish, and for this tour party that wish came true.

The atmosphere in the stadium was electric, and we're sure our voices helped to cheer the boys on to victory.

Another great rugby weekend was made possible by all the loyal customers that joined us and with the support of our suppliers — Carter Holt Harvey Woodproducts, Carter Holt Harvey Interion, Tasman Insulation, Winstone Wallboards, James Hardie, Euro Corporation, The Laminex Group, Methven and Wattyl.

Bring on 2011!



Sunset Terraces appeal to the Supreme Court by the North Shore City Council

Timothy Bates and Chadleigh Danswan of Auckland law firm Legal Vision examine the North Shore City Council's decision to appeal to the Supreme Court with regard to the council's duty of care owed to purchasers of leaky multi-unit residential dwellings.



In the High Court decision of *Body Corporate 188529 and Others v North Shore City Council and Others* [2008] 3 NZLR 479 (the "Sunset Terraces" case), the North Shore City Council was held liable for breaching its duties to home owners in carrying out its statutory functions under the Building Act 1991 in respect of a multi-unit apartment development.

Justice Heath held that "a territorial authority owes a duty of care to anyone who acquires a unit, the intended use of which has been disclosed as residential in the plans and specifications submitted with the building consent application, or is known to the council to be for that end purpose".

The council appealed to the Court of Appeal and attempted to limit this duty of care when carrying out these statutory functions to only owner/occupiers of

"stand-alone" leaky properties, rather than having that duty extend to "investors" and "multi-unit" apartment complex home owners.

The Court of Appeal confirmed the High Court position, and rejected the council's argument. Hence, the duty will extend to investors and home owners of multi-unit apartments so long as the intended end use is residential.

The council has now applied (and has been granted) leave to appeal this aspect of the case to the Supreme Court for a final determination.

Issues for determination

The following issues will be dealt with by the Supreme Court:

- Whether, and in what circumstances, a local authority which performed regulatory functions under the Building Act 1991 in relation to the construction of a multi-unit residential development owed a duty of care to purchasers of units in the building to ensure that it complied with the building code.
- Assuming the above duty exists, whether it extends to such persons who did not themselves, at the time of

purchase, intend personally to occupy their unit(s) (investor owners), or persons who subsequently acquired such units from the first purchasers after a claim for breach of duty to their predecessors had accrued.

- In light of the conclusions reached on the above grounds, how these issues should be determined in the particular cases.

Importance of the council's appeal

While it is suggested that the Supreme Court is unlikely to overturn the decision of the Court of Appeal on these issues, we eagerly await the decision of the Supreme Court.

If the decision does come down in favour of the council and limits the council's duty of care, the ability of investors and/or home owners of multi-unit apartments to bring a leaky building claim against the territorial authorities could be significantly limited, and could, it is suggested, result in some harsh outcomes.

We will update readers on the decision of the Supreme Court.

Take part in our on-line poll:

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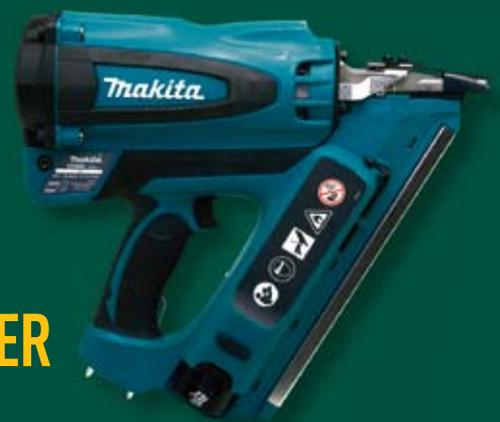
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