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All the category winners from the 20th anniversary year of this now iconic construction industry event



It's been another year fraught with difficulty in the New Zealand construction industry. RMBF chief executive Warwick Quinn says while the Canterbury earthquake remedial work and weathertightness funding will provide a much needed shot in the arm for 2011, these do not reflect the general poor state of the sector and the slow, fragile economic recovery.

However, on a positive note, RMBF members can take heart — the standard of entries in this year's House of the Year was outstanding, showcasing the high level of talent, skill and workmanship possible. Read all about it in this month's issue!

Building Today wishes all its editorial contributors, advertisers, the RMBF and its members, other industry organisations and you, our readers, a very Merry Christmas and a prosperous and Happy New Year.

Andrew Darlington
Editor



The RMB 2010 Commercial Project of the Year was Deloitte House, Auckland, by Brookfield Multiplex Constructions (NZ) Ltd.

cover story 16-28

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1-year subscription: \$56.25 (GST incl). ISSN 1171-0225

chief's chat

by ceo warwick quinn

The importance of quality assurance

Quality Assurance (QA) is based on the principles of getting things right first time.

This is also the key objective of the changes that will occur to the Building Act next year. Furthermore, with the introduction of licensing for builders, having a sound QA practice in place will help you retain your license, particularly those who will be supervising non-licensed builders.

The dissatisfaction experienced by the industry's clients has seen QA lacking over a long period of time as a consequence of the leaky homes saga. An increasing number of companies are also frustrated by the inadequacy of systems which, however valiantly they try, leaves their efforts lacking in some regard.

When one looks at how the sector has changed over the past couple of decades, something of a revolution has occurred in the construction of buildings from what was a craft process (with the builders doing most of the work) to one of the assembly of parts.



This is where the critical work of connecting interdependent units is carried out, not infrequently, by semi-skilled labour from a number of separate employers.

Construction is not alone in this revolution. One need only look at how cars are now assembled and maintained. A high degree of specialisation and mechanics replace entire parts/units as opposed to how it used to be done.

This makes great demands upon supervision and management systems. A quality system is designed to provide an assurance — not only to the client but to the owner of the building company — that contracts will be completed on time, within budget and to the required standard.

It should also further ensure that the personnel, subcontractors and key suppliers are aware of their obligations, and that they are fully met.

It is essential to the system that encouragement is given to each employee to develop and maintain an

attitude of continuing improvement and customer satisfaction, and that there are documented records that support the process.

QA is concerned with developing and planning the necessary technical and supervisory competence to achieve desired results. It is about attitudes of management and all those for whom they are responsible, and it will play an ever increasing role going forward in providing LBPs with a degree of comfort when signing off and supervising work.

So look closely at how you run your business and what improvements you can make to your oversight and quality assurance to let you sleep better at night.

Such systems become increasingly important when times are busy and are more remote. You will be relying more and more on new staff/contractors to get it right, so just how are you going to do that?

It has been a difficult year for the construction sector, and next year may be similar. While the Canterbury earthquake remedial work and weathertightness funding will provide a much needed shot in the arm for 2011, these do not reflect the general poor state of our sector and the very slow, fragile economic recovery.

So keep your belts tight 'cos as sure as night follows day there will be a pick up at some stage . . . I wish I could tell you when!

I must pass on our sincere condolences to all those associated with the Pike River mine disaster. RMBs' thoughts and prayers are with you all at this extremely difficult time.

I wish you all a wonderful Christmas and a safe and happy New Year. Best wishes.

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From decks to wine cellars

Carterton's Rhys Doesburg feels "pretty good" about taking out second place in the Registered Master Builders 2010 Apprentice of the Year, in association with Carters, especially after he nearly missed out on entering the competition.

His BCITO training advisor Heath McKenzie encouraged Rhys to get involved, but Rhys didn't think he had the time to fit the competition in.

"I was renovating my house and I had a new family, but Heath persisted. I ended up sending my application by courier on the last day. It really paid off in the end," he says.

The 25-year-old says he enjoyed the Apprentice of the Year experience, and being measured on his potential to be a leader in the industry.

"It's nice to know that you're up there with the best, and it reaffirms that you're on the right track and have the right ideas. It has already offered plenty of new opportunities and has really given me direction for the future."

Rhys was born into building. "My dad was always a big home improvement kind of guy, so it's one of those things that was ingrained in me."

Starting off building fences and decks in Dunedin, Rhys now lives in the Wairarapa with his partner Alexia and daughter Lucia, and works as an apprentice for Holmes Construction.

He is on the verge of finishing his apprenticeship, and wants to move on and get a cadetship to train as a project manager.

"I want to build a home for my family some time too, and in the long term I want to have my own full construction business. But before that I have to get as much experience as I can, and that's why I'm aiming to be a project manager first."

Rhys finds great satisfaction in building someone's home. "It's rewarding knowing that you're adding something special to someone's life. And at the end of



Rhys tackles the practical judging component.



From left: Sue Doesburg, Alexia Papahadjis, Rhys Doesburg and John Doesburg.

the day, I can see a finished product," Rhys says.

"That end result is my favourite part about building — it is great having something standing in front of me and being able to say, 'I built that, and it's going to be there for a long time'."

Rhys' most enjoyable project was working on Martinborough's Palliser Estate Winery, the project he submitted for Apprentice of the Year.

"It is a wine cellar with a conference room over the top.

The wine cellar is quite detailed and is built with steel and concrete. I was involved in that at the beginning of my apprenticeship, so I really learned a lot," he says.

He is currently working on the Carterton events centre — a \$7.9 million project, including a new town hall, a library, a Plunket centre and offices — and a project where his Apprentice of the Year prize pack is likely to come in handy.

"The regional prize pack was great. We had the choice of a \$1500 tool voucher or a study grant. I already have my study under way, so I took the voucher. I bought a Makita table saw, and it's my pride and joy at the moment."

"I'm also really looking forward to going on Outward



From left: Mark Burton-Brown (Carters), Warwick Quinn (RMBF chief executive), Rhys Doesburg and Minister for Building and Construction Maurice Williamson.

Bound next year," he says, where he will join his nine fellow finalists.

While Rhys admits that while starting out as a carpentry apprentice is hard work, he encourages young people to get involved in the industry.

"The qualification at the end of it all is priceless. There are opportunities to go so much further, even with the Apprentice of the Year competition. Whatever there is to sink your teeth into, just grab it."

The competition was made possible by the Registered Master Builders Federation, principal sponsor Carters, the Building and Construction Industry Training Organisation, and supporting sponsor the Department of Building and Housing.

Another busy year almost wrapped up...

By RMBF president

Blair Cranston



2010 has been a tremendous year for the RMBF and a year of change in the New Zealand construction industry.

The RMBF has continued to perform well in so many aspects of its activities. I believe we have firmly reiterated our industry leadership position as a result of strong and clear board and management actions.

We benefit from the input of a very strong and committed board of directors, an excellent chief executive and a great team effort from our staff. The organisation is really on a roll and will continue to prosper.

We have played key roles in so many industry initiatives, including the recent Building Act review and weathertightness working groups.

We have continued our excellent working relationships with the Department of Building and Housing, major suppliers, sponsors, BRANZ and the BCITO.

The 2010 Apprentice of the Year was an outstanding event, culminating in the national final in Wellington. I personally attended a number of these events and was really impressed with the calibre of young people coming through our industry.

These young apprentices not only displayed their considerable talents in this competition, but also showed they could present themselves well and speak well in public when required.

They turned up at these events with strong family support networks which, to me, reiterated the importance of a strong family environment to create successful people.

The House of the Year and Commercial Project Awards just keeps going up a level every year. 2010 was extra special because it was the 20th year celebration year.

This milestone was recognised at every event. A number of sponsors have been with this competition for all of those 20 years, including principal sponsor PlaceMakers, Winstone Wallboards, James Hardie and Tasman Insulation.

We sincerely thank these sponsors for their loyal commitment from the very inception of this competition.

This year's national awards gala was, in my opinion, the best yet. Everything was so professionally organised. The venue, the programme, the entertainment and the quality of entrants were all outstanding. I do not think any other industry has an awards event of this calibre.

As part of the 20 year celebrations, new Platinum awards were presented to those building companies that have achieved five or more National titles over the years. This is a great achievement when you consider the very high level that is required just to make a national final.

As this year draws to a close I want to offer my personal thanks to all of you who make this organisation special, and who have made my role of national president something to savour.

A special thanks to our board of directors Mike Fox, Richard Carver, Greg Pritchard, David Fabish, John McDonald and Anthony Leighs for their passion, expertise and commitment.

To chief executive Warwick Quinn for his leadership and drive. To Tracey Bree, Larissa Garnett and the rest of the RMBF team for their support and contributions to the success of this organisation, and to all regional presidents, managers and, of course, our members who have welcomed me along the way — thank you. Next year will again be an exciting and fulfilling one.

On behalf of the RMBF, I wish you all a great and safe Christmas and New Year.

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Building Amendment Bill: Will it improve the situation for builders?

By RMBF in-house counsel
Leoni Carter

The Building Amendment Bill No 3 was introduced to the House last week as the Government's latest response to submissions it received to the "Cost Effective Quality: next generation building control in New Zealand".

The explanatory note to the Bill says there remains heavy reliance on councils to achieve building quality, and concerns about cost complexity and delays in the consent process.

It goes on to say that "change is needed to provide incentives for building professionals and tradespeople to take responsibility for the quality of their work and to stand behind it".

The implication is that those building professionals and tradespeople are to blame for the increasingly conservative approach of councils.

A common refrain from the DBH is that builders have never had a problem with being accountable for their own work — it's being held accountable for other people's choices, and other people's work and the recognised systemic failure of building controls that led to the leaky building crisis that really grates.

The question is: can these amendments improve the situation for builders?

The accountability framework is meant to be clarified by inserting into the Building Act several clauses that say who's responsible for what. The Act's purpose is now also "to promote the accountability of owners, designers, builders and building consent authorities who have responsibility for ensuring that building work complies with the building code".

The "Principles to be applied" section now includes "the need to ensure that owners, designers, builders and building consent authorities are each accountable for their role in ensuring that:

- the necessary building consents and other approvals are obtained for the proposed building work, and
- plans and specifications are sufficient to result in building work that (if built to those plans and specifications) complies with the building code, and
- building work for which a consent is issued complies



with that building consent, and

- building work for which a building consent is not required complies with the building code."

To bring this accountability into focus, a new section 14A is proposed which is intended as guidance to the parties involved in building work. It states that:

- An owner is responsible for getting the necessary consents, ensuring any work they do complies with the consent (or if no consent required, the building code), and complying with any notice to fix.
- An owner-builder is responsible for ensuring that restricted building work carried out under the owner-builder exemption complies with the building consent and the plans and specifications.
- A designer is responsible for ensuring that their plans, specifications and advice will result in building work that is carried out under the consent complying with the building code, assuming that the work is carried out in accordance with the consent.
- A builder is responsible for ensuring the building work they do complies with the consent and the plans and specifications, or if there is no consent required, that it complies with the building code.
- A council is responsible for checking whether the plans and specifications accompanying an application for building consent comply with the building code, and that building work has been carried out in accordance with those plans and specifications to which the consent relates.

This restatement of Building 101 will hold no surprises to most, but with the increase in classes of exempt building work, the introduction of the owner-builder exemption, and stepped consenting, and the retreat of

councils from a lot of the "usual" consent work, it is timely to "spell it out" for all to see.

But will it make any difference at the pointy end of building disputes? The "usual suspects" will still be joined and their contribution to causation examined.

The Government has chosen not to address the joint and several liability framework in this Bill, so the "last men standing" will still have to pay the award of damages, regardless of their actual contribution to the damage.

Retreat of councils

The Bill makes other changes that, potentially, will mean that such situations will impact more heavily on defendants other than council.

The introduction of "stepped" consenting means there will be differing levels of council scrutiny for each type of consent — low-risk, simple, standard, and commercial.

There have also been more classes of building work added to Schedule 1 via the Building (Exempt Building Work) Order 2010, allowing a greater range of work to be done without consent, therefore without council involvement.

While councils are still responsible for issuing consents, the new regime means that, in many instances, council will have discretion on how many inspections it undertakes.

And only in the case of simple and standard consents does council have to satisfy itself on reasonable grounds that the building work complies with the consent before issuing (what will now be called) a "consent completion certificate" (handily, still a CCC).

While the RMBF supports stepped consenting and this easing of regulation, it will be interesting to see how this discretion plays out in future, and whether it results in less opportunity for plaintiffs to join the classic "deep pocket" — the council — into proceedings. Where council is not a party, obviously the burden will fall more heavily on other parties.

There are several other issues and implications in the new Bill that the RMBF will be examining and commenting on, and when the Bill has its First Reading and is sent to a Select Committee, the RMBF will be there advocating on behalf of its members.



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news

Holmes wins prestigious international structural award

Holmes Consulting Group has won the prestigious international 2010 Structural Award in the Heritage category from the Institution of Structural Engineers (IStructE) in London.

The award-winning project was the structural design of the new Supreme Court of New Zealand, and the simultaneous seismic retrofit of the old High Court.

Project manager Eva Cuttriss says it was fantastic to be part of the unique and complex project.

"The two discrete parts of this project each required careful attention to detail to achieve such a high degree of finish," she says.

"This award recognises the hard work by our design team to ensure the heritage features of the old High Court building have been maintained, whilst ensuring the seismic protection of the building for future generations."

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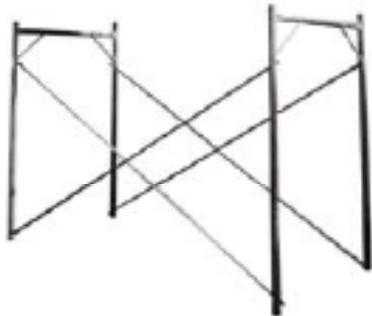
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news

New leadership for Hawkins Infrastructure

Hawkins Construction Ltd chief executive Chris Hunter has announced the resignation of Fraser Wyllie, general manager of Hawkins Infrastructure.

"Fraser was instrumental in the establishment of the Hawkins Infrastructure division, along with Brian FitzGerald," Mr Hunter says. "During this time Fraser has worked tirelessly to create a highly successful and recognised business where none previously existed."

Hawkins Infrastructure is an operating division of Hawkins Construction Ltd formed in 2007 to target energy, transport, water, marine and environmental projects in New Zealand and overseas. It currently employs 90 staff out of a total 535 for the wider Hawkins group.

"Under Fraser's leadership Hawkins Infrastructure has created an exceptional track record in the delivery of major projects that are a credit to the already rich history of our business. Fraser leaves Hawkins with my utmost respect and the respect of our team."

Hawkins Infrastructure has current commitments to build \$300 million worth of projects throughout New Zealand. Operations manager Brian FitzGerald will assume leadership of Hawkins Infrastructure in an interim capacity until a permanent replacement has been found.

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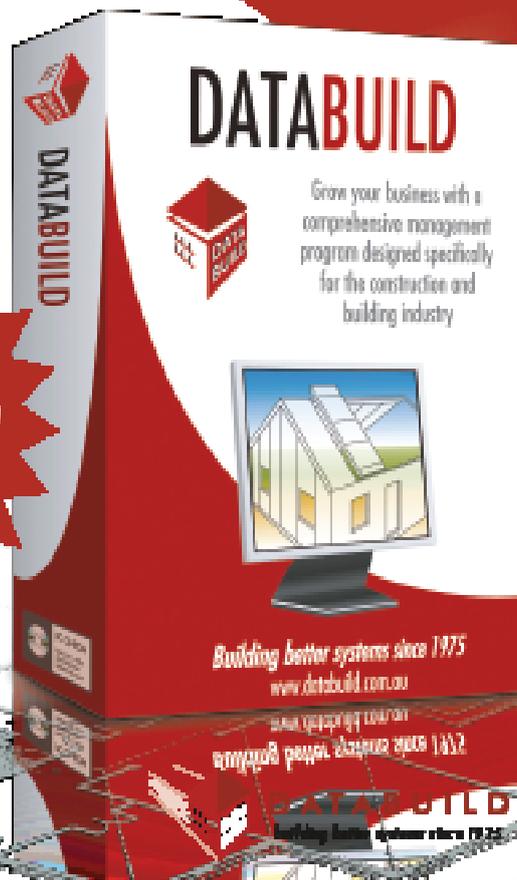
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news

Steel frame code compliance clarified

The November 2010 issue of *Building Today* contained an article under the heading *New research questions steel frame code compliance*.

This article, sourced from Carter Holt Harvey (CHH), is based on a report conducted by Green Being Ltd with the support of CHH, which compares the thermal performance of house framing in New Zealand.

The National Association of Steel Framed Housing (NASH) has reviewed the report and found that some specifications within it are inconsistent with common steel framing practice. NASH is working with Green Being Ltd to have this rectified.

Thermal breaks must always be employed, and NASH points out NZBC E3/AS1 1.1.4d requires a thermal break. Some of the suggested thermal breaks in the report are not recommended by NASH — in particular standard Cavibat battens are not suitable for use on steel framing.

New model

A new model has been developed for use on steel framing, which has some of the cells of the batten filled with PU foam to give a greater R-value.

NASH has produced a technical bulletin, *NASH N-10 Thermal Break & Cavity Construction*, which outlines good/better/best thermal break solutions. This can be downloaded free of charge at www.nashnz.org.nz/publications/nash_publications.html.

NASH board member and New Zealand Steel marketing manager Chris Kay says since early September CHH has been conducting a campaign to raise doubt around the suitability of steel framing in New Zealand.

"The reality is steel framing has been used in New Zealand since the early 1970s and overseas, including Australia, UK, USA, Japan and the Middle East," Mr Kay says.

"Nowadays, steel framing is regularly being used for one-off, architecturally-designed homes and by some of New Zealand's largest group home builders, including Golden Homes and Stonewood Homes.

"Recent non-residential projects incorporating steel framing include a number of McDonalds restaurants and school projects, including Clearview Primary School in Rolleston, built in record time by Mainzeal.

"A number of associated building products manufacturers, including Winstone Wallboards and James Hardie, provide technical support for fixing their products to steel framing, and PlaceMakers now has a steel framing offer.

"New Zealand Steel launched the AXXIS Steel for framing brand to give kiwis another option to traditional timber framing.

"Choice is good for the consumer and the rapid increase in sales is proving the demand," Mr Kay says.



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An overview of the construction sector outlook

By *Adeline Wong*, Author of BIS Shrapnel's *Building and Construction in New Zealand 2009/10 – 2015 Report*

The construction sector has been partially held up by infrastructure construction expenditure, as building activity has remained weak.

Any earlier recovery in the housing market appears to have stalled, and recent residential building activity has remained sluggish.

Softening building activity

Meanwhile, softening building activity in the non-residential sector has been led by the social, cultural and religious building sector, where activity level has dropped off following the commencement of sport stadiums.

The slow pace of economic recovery combined with the RBNZ's interest rate hikes to normalise lending rates, and the stalled housing recovery has led consumers to turn cautious, as reflected by the continued sluggishness in the retail trade and housing market.

Although the national house prices have remained relatively stable, REINZ's data shows residential property transactions in October 2010 have fallen to the lowest level in more than a decade, dipping to

below 4000 — for the second time this year — after the record low of 3666 sales recorded in January 2010.

The slow economic recovery, due to weak economic growth in developed countries, will continue to weigh on consumer sentiment. Hence, despite improved home affordability, new housing demand is expected to remain mostly subdued through the 2011 March quarter at least.

We expect the recovery to gather momentum in the second half of 2011, supported by an unleashing of pent-up housing demand, which will be aided by improved affordability following personal tax cuts from October 2010.

Dwelling building consents are expected to turn around in the 2011 March quarter, boosted mainly by the reconstruction of quake-damaged properties in the Canterbury region.

As the economic recovery gets under way, the building activity rebound is expected to gather pace over 2011, and will be further underpinned by the repair of leaky homes.

Housing undersupply

A developing undersupply of housing over the next 18 to 24 months will sustain the housing market, which will witness house prices moving from a slow recovery mode into a growth trajectory, as housing demand picks up on the back of a strong economy driving employment and wages growth over the latter part of this period.

The housing market will be underpinned by continued

net overseas migration, albeit at a slower growth rate, and reasonably better home loan affordability due to lower variable mortgage rates compared to the mortgage rates in early 2008.

The upturn in the non-residential building sector is not expected to be as robust as the residential sector upturn, as the downturn in non-residential activity has not been as steep either.

Developer cautiousness

Over the past five years, commercial and industrial authorisation value had fluctuated between NZ\$1.8 billion and NZ\$2.3 billion per annum.

This is mainly due to developer cautiousness in undertaking office projects, in particular only after obtaining an anchor tenant or a certain level of pre-commitment leases.

As a result, the commercial property sector is not experiencing as large an oversupply as it did in the 1980s.

Positive growth in commercial and industrial building activity between 2011 and 2013 will offset weaker social and institutional building activity, as social, cultural and religious building activity is impacted by a drop-off in sports stadium-related projects.

Civil engineering sector growth over the coming years will continue to be driven by road construction.

However, investment in other sectors such as rail, utilities and telecommunication sectors is expected to continue strongly as well.

We are pleased to extend an invitation to BIS Shrapnel's 6th

NZ Building and Construction Forecasting Workshop

This half-day Workshop provides a forum for the presentation of BIS Shrapnel's latest New Zealand building and construction forecasts for all sectors for three years ahead, and the drivers of the New Zealand economy.

The session will provide attendees with valuable tools for planning and budgeting. Current subscribers to our *Building and Construction in New Zealand* service are entitled to two complimentary seats. Non-subscribers may attend the Workshop for a fee of A\$650. Attendees will receive a set of papers to supplement the presentation.

WORKSHOP DETAILS:

DATE: Tuesday 22nd February, 2011
TIME: 9.15am till 12.15pm
VENUE: Stamford Plaza, Albert Street, Auckland
COST: A\$650
PRESENTER: Robert Mellor

For further information regarding the Workshop, to print a registration form and to view our cancellation policy, please visit the conference page of our website at: www.bis.com.au/conferences/new_zealand_workshop

Please fax back the registration form to **BIS Shrapnel** on **(+612) 9959 5795**.

Your registration will be confirmed via email.

ENQUIRIES: Adeline Wong ■ T: (+612) 8458 4207 ■ E: awong@bis.com.au

BIS Shrapnel
BUSINESS RESEARCH AND FORECASTING

Testing the strength of NZ's building code

When the big quake struck Canterbury on Saturday, September 4, and during subsequent shakes, the calibre of the New Zealand Building Code was put to the test.

Most modern buildings, despite being severely shaken, responded as they should.

Department of Building and Housing building quality deputy chief executive David Kelly says the fact our buildings performed so well, and that there were no deaths or serious injuries, is not just sheer luck.

"Since the quake, I've had lots of people ask me, both here and overseas, why did a little country of four million people perform so well in such a serious quake?" Mr Kelly says.

"I put it down to four key things — our earthquake engineering skills and construction practices, the lessons we learn from earthquakes here and overseas, a building control system which focuses on saving human life and minimising damage to buildings and property and, importantly, a

partnership between central and local government which helps ensure buildings are built to code, and emergency services work well in a crisis."

During a recent visit to China, Minister for Building and Construction Maurice Williamson was asked to give a presentation about the survival of buildings in Canterbury during the earthquake.

He talked about the ongoing enforcement of protection rules in keeping people as safe as possible in an earthquake, and the role of central and local governments in making this happen.

He also talked about continuous improvement in the wake of the earthquake to find out if standards can be improved further.

The Department is collecting information about building performance and land stability with the support of leading geo-technical and construction engineers.

This information will be used to improve the building control system and inform policy development.

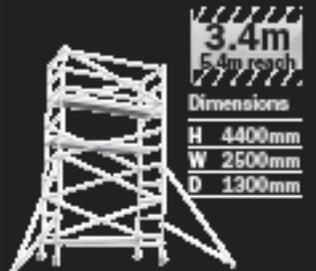
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Kwikfold Tower

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Year of exceptional craft and workman

An exquisite Remuera home, a beautiful home renovation in Wellington and the Deloitte Centre in Auckland have taken out the Supreme Awards in the Registered Master Builders 2010 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

The national winners in the country's premier building competition were announced at a black tie gala dinner at the Langham Hotel in Auckland. This is the 20th year of the competition.

Seven hundred builders and industry leaders celebrated the best of New Zealand's new homes, renovations, sustainable homes and commercial projects.

House of the Year

The hotly contested title of the PlaceMakers Supreme Award for the House of the Year went to Lindesay Construction Ltd, for its stunning home in Remuera, Auckland, which also won

New Homes over \$2 million, and the Pink Batts' Ultra' Energy Efficiency Award.

The brief for the single level stunner, constructed from around 15 different species of chemical-free timber, was to create a home that would complement the unique site and stand the test of time.

In a year of exceptional craft and workmanship, this property simply blew the judges away.

"This build is craftsmanship on a huge scale, with superb detailing and quality rarely seen and experienced," residential judging panel chairman Graham Anderson said.

"With attention to detail in every area of the home, on such a large scale, this new home was quite simply faultless, and the deserving winner of the 2010 House of the Year title."

Renovation of the Year

Pearson Group Ltd's century-old cottage in Kelburn, Wellington, greatly impressed

the competition's judges, winning the PlaceMakers Supreme Award for the Renovation of the Year and the Renovation under \$250,000 category.

The judges said this delightful, architecturally-designed Gray Young cottage of the early 1900s was executed to perfection.

"Renovation is all about seamless integration. This renovation was faultless — you could not tell what had been altered from the timber boards to the windows — and it was 100 years old," they said.

"The original character has been retained and enhanced to meet the owner's needs, including the retention of a fireplace discovered during demolition."

"Nothing could have been improved upon — a stunning renovation."



PlaceMakers Supreme Award and Registered Master Builders 2010 House of the Year

Lindesay Construction Ltd
For a property in Remuera, Auckland



Judges citation:

This entry was the winner of a hotly contested category, which presented challenges to the judges. In a year of exceptional craft and workmanship, this property simply blew the judges away.

With attention to detail in every area of the home, on such a large scale, this new home build was quite simply faultless, and a deserving winner of the 2010 House of the Year title.

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PlaceMakers Supreme Award Registered Master Builders 2010 Renovation of the Year

Pearson Group Ltd
For a property in Kelburn, Wellington



Judges citation:

Renovation is all about seamless integration. This renovation was faultless — you could not tell what had been altered from the timber boards to the windows — and it was 100 years old. Nothing could have been improved upon — a stunning renovation.

ship makes it difficult for the judges



Commercial Project of the Year

Brookfield Multiplex Constructions (NZ) Ltd took out the RMB Commercial Project of the Year, as well as winning the Retail and Business Project for its development of the landmark Deloitte Centre in Queen Street, in Auckland's central business district.

Panel chairman Graham Coe said the thing that stood this project apart from others was "the clever retention of the old facade structure — the character of the bygone deco era — and integrating this with a new building".

"It is a truly seamless integration between old and new. This is a magnificent and well-executed high-rise building," he said.

"The accuracy of the build of a modern

complex commercial building, including the innovative integration of the existing facade and existing structure and character, makes this a very deserving winner of the 2010 Commercial Project of the Year."

RMBF chief executive Warwick Quinn says the competition continues to set the standard for residential and commercial building in New Zealand.

"The 2010 finalists have certainly shown the industry the high standard you can expect from a Master Builder," Mr Quinn says.

"The high number of entries in this year's competition shows that our builders still see the unique and valuable advantage this competition gives them through belonging to Registered Master Builders."

John Beveridge, chief executive of principal sponsor PlaceMakers, congratulated all the National Gold Reserve and category winners.

"All the finalists are clearly deserving of the

accolades they have received, but their real value will be reaped by the generations of home owners who will enjoy them in the years to come."

"PlaceMakers is proud to be associated with these awards for the past 20 years, and we congratulate the three Supreme winners on their fantastic achievements."

The finalists — all National Gold Reserve winners — were selected from 530 entries in 19 regional competitions held throughout New Zealand during the months of June, July and August.

The Registered Master Builders House of the Year and RMB Commercial Project Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living*, Pink Batts* Ultra* (Tasman Insulation), Nulook, the Department of Building and Housing, and Meridian, with event sponsor BRANZ GROUP.

Supreme Award and
Registered Master Builders 2010
Commercial Project of the Year

Brookfield Multiplex
Constructions (NZ) Ltd
in Wellington



The renovation was faultless — you could not tell
the windows — and it was 100 years old!
The renovation.

RMB 2010 Commercial
Project of the Year

Brookfield Multiplex Constructions (NZ) Ltd
Deloitte House, Auckland



Judges citation:

The accuracy of the build of a modern complex commercial building, including the innovative integration of the existing facade and existing structure and character, makes this a very deserving winner of the 2010 Commercial Project of the Year.

PlaceMakers Renovation Award under \$250,000

Pearson Group Ltd, Wellington

For a property in Wellington



Judges citation:

The judges said this delightfully enhanced Gray Young architecturally designed cottage of the early 1900s was executed to perfection.

The renovation included removal of a stove and wall, and minor moves in the plan, seamlessly integrating a new floor with the old.

The living conditions were remarkably improved with the bathrooms and kitchen faithfully redesigned. A glass canopy is integrated into the verandah for outdoor living and protection.

The original character has been retained and enhanced to meet the owner's needs, including the retention of a fireplace discovered during demolition.

PlaceMakers Renovation Award \$250,000 - \$500,000

Ajax Building Contractors Ltd, Gore

For a property in Lumsden



Judges citation:

The judges said the degree of difficulty of this renovation was compounded by poor additions over previous decades. The renovation was all about reinstating a genuine family home for a farming community — making it ready for another 100 years.

This is a true renovation project with detailing, including the care taken to match new windows with existing leadlight and bay windows

The outcome reflects the passion and commitment of the builder and home owner to be true to the home's original design and features, where possible re-using original parts of the home.

PlaceMakers Renovation Award over \$500,000

John Creighton Building Contractors, Christchurch

For a property in Sumner, Christchurch



Judges citation:

The judges said this is an excellent example of retention of existing character, and enhances immeasurably the opportunities on this wonderful site in Sumner.

The renovations and additions to indoor and outdoor living spaces, seamlessly integrate into the original home.

While keeping with the original home, clever restoration of original features and the addition of new matching materials, including the joining of T&G soffits, delivered a seamless integration — you simply can't see where the old ends and new begins.

Lifestyle Awards



PlaceMakers Bathroom Excellence Award

Builder: Welch Builders & Construction Ltd
For a property in Havelock North



Judges citation:

These award winning bathrooms deliver quality design and fittings, together with special use of natural light through skylights with a triangular prism. These skylights are throughout the home and bring something very special to these bathrooms.

The quality of the fittings – the way the bathrooms work for the family that live in the home, and clever combinations of complex materials – make this home the deserving winner of this award.



Pink® Batts® Ultra® Energy Efficiency Award

Builder: Lindesay Construction Ltd
For a property in Remuera, Auckland



Judges citation:

The judges said that this home wins the award as it has not only been designed, but built with genuine consideration for all of the criteria of this award.

It delivers comfort, a high quality of products and ventilation control for the best possible indoor air quality.

R-values are substantially above the requirements, with individual spaces achieving the same attention to ensure the highest quality of living environment.



PlaceMakers Heart of the Home Kitchen Award

Builder: B J Carter Ltd, Invercargill
For a property in Queenstown



Judges citation:

The joiner has crafted an exquisite kitchen with hidden spaces and automation that blew the judges away.

Every piece of the kitchen is superbly crafted from the corian benchtop to the steel cladding, to the timber, to the clerestory window bringing natural light into the kitchen.

The kitchen joinery integrates beautifully and consistently with quality joinery throughout the home, with high levels of craftsmanship in the timber and faultless invisible work.



Outdoor Living Award

Builder: Clive Barrington Construction
For a property in Scarborough, Christchurch

Judges citation:

The judges said the outdoor living spaces in this home transcend the criteria, with it almost looking like the outdoor living spaces have been carved into place, with every inch of this tight site accessible from the three levels of the home.

This is a very public building site and yet the retaining walls have created a private cave-like outdoor living environment, with different spaces away from the prevailing wind, including a balcony outside the kitchen and views over the ocean.



GIB Living® Award

Builder: Clive Barrington Construction
For a property in Scarborough, Christchurch



Judges citation:

This home has a soul and interior living environment that cleverly integrates the structural concrete forms into the interior space, creating an interesting dialogue with more polished materials and the stunning exterior surrounds.

Special features include local natural rock inside the home. This exceptional craftsmanship with complex materials was all executed on perhaps the most difficult site the judges have ever encountered.

New Homes under \$250,000

K Fowler Homes Ashburton For a property in Ashburton



Judges citation:

The judges said this is a delightful little house with two street fronts, with the whole house on show.

The home makes playful use of light, bringing warmth and character to the very livable open plan layout.

A special feature is the near horizontal roof form, mimicking the flat Canterbury plains.

This an example of what can be achieved when good design is considered — even in this price category — delivering a lovely home for its elderly owner.



New Homes \$250,000 - \$350,000

Benchmark Homes, Christchurch For a property in Delamaine, Christchurch



Judges citation:

The judges said that this home was refreshing — from an entry into the home that gave a sense of height and space, to its well planned layout. This compact home maximises its environment and northerly view on a very difficult and tight sight.

It is superbly crafted and designed, drawing on the design inspiration from past masters of architecture. This home stands out in its new subdivision, with simple clean lines, a restrained palette of materials and superb execution.



New Homes \$350,000 - \$450,000

Allan Wallace Builders Ltd, Kumeu **For a property in Kumeu**

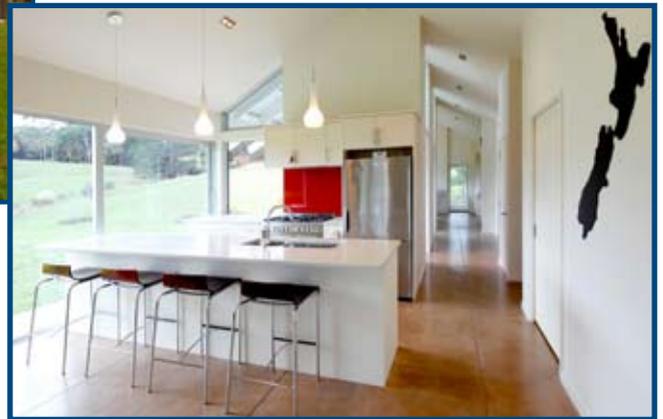


Judges citation:

The judges said that the refreshing design and planning, along with superb craftsmanship, made this a natural winner of this category.

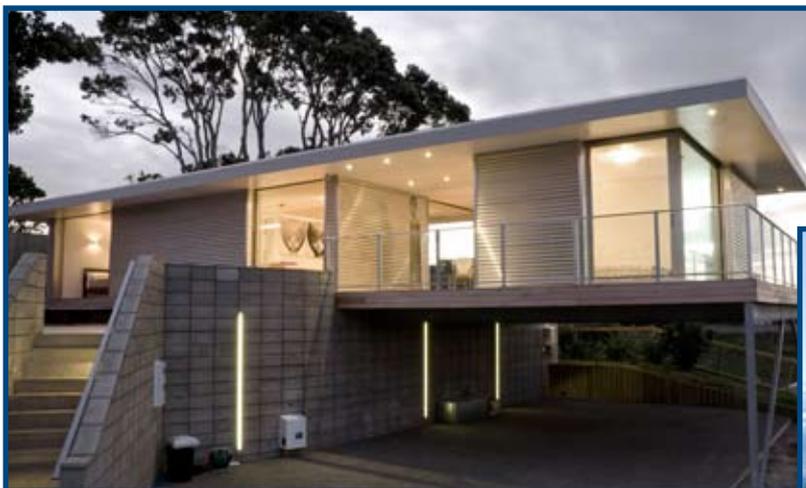
There was a lot of innovative detailing from flashings around exposed rafters, to the use of exposed bolted trusses inside the home, and saw cuts in the pigmented slab co-ordinated to centre on the structure — unusual features to see in a home in this category.

The builder obviously took great care and thought in executing these complex features, which added real character to the home. This home sits beautifully in its landscape, delivering a farm vernacular design for the 21st Century.



New Homes \$450,000 - \$600,000

David Fabish Ltd, New Plymouth **For a property in Moturoa, New Plymouth**



Judges citation:

The judges said that accuracy was vital in this award-winning home. They said looks can be deceiving, and this pure form home was exceptionally constructed on an extremely difficult site, with huge detail from the piling to the steel structure.

It was a carefully sequenced build that was technically challenging, and accuracy was essential to achieve a good result. Superb detailing includes a 5mm negative detail between wall and floor, a floating ceiling from inside to out and an amazing oak floor throughout.

With a design concept that works very well in New Zealand, attention to detail in all aspects of its construction makes this a truly modern funky home.



New Homes \$600,000 to \$1 million

Haimes Building Ltd, Taupo

For a property in Taupo



Judges citation:

The judges said the craftsmanship and extreme attention to detail make this builder a deserving winner.

This is a beautifully designed home with a warm feel, using natural timber and stone throughout. Clever use of natural light floods the interior, with an exposed structural ceiling and copper trim being the features of note.

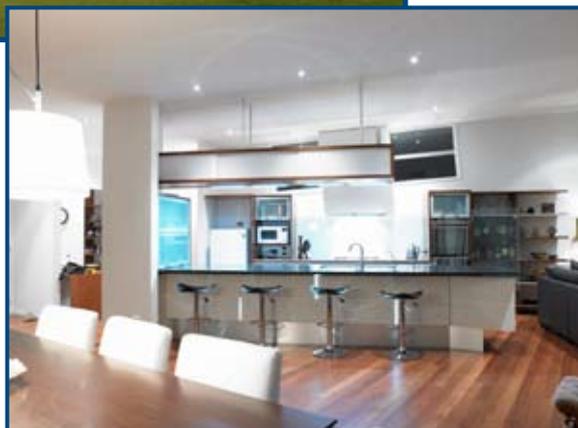
The home features a wonderful kitchen with timber joinery that is beautifully built. Every little nook and cranny has custom-built joinery that has been superbly executed.

This timeless holiday home is a tribute to the craft and skill of its builder.

New Homes \$1 million to \$2 million

Greg McGovern Construction Ltd, Waikato

For a property in Hamilton



Judges citation:

The judges describe this home as a crafted cedar art form.

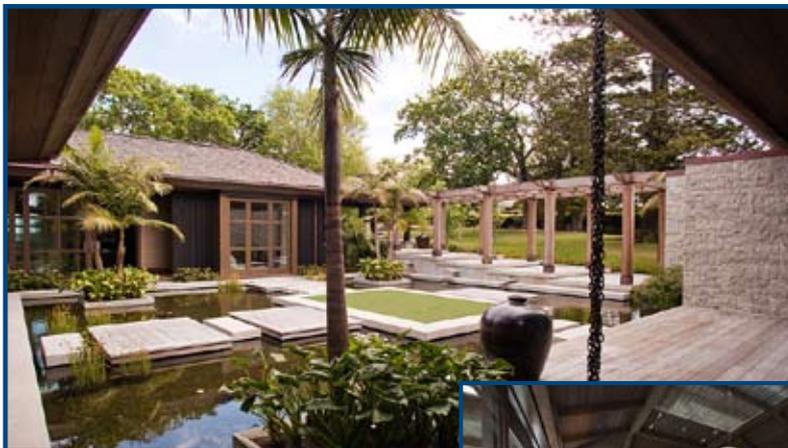
With a very difficult set out due to the shape of the building, the result is a testament to the skill of the builder. All of the roof and ceiling planes slope independently to a single point near the front entrance, something exceptionally difficult to execute and, in this case, to perfection.

It takes a lot of planning and craft to achieve the straight lines and full module of cedar building.

This home is a real statement from the craftsman — delivering the highest standard of workmanship in a highly competitive category.

New Homes over \$2 million

Lindesay Construction Ltd, Auckland **For a property in Remuera, Auckland**



Judges citation:

The judges said coming down the walkway, you know you're arriving at a very special place.

From the entry, there's a sequence of timber and stone that continues through the living rooms, bedrooms and entertainment pavilions – with the pavilions interlinked with a corridor overlooking a central pond.

The builder demonstrated real skill and sensitivity building this house amongst 100 mature trees.

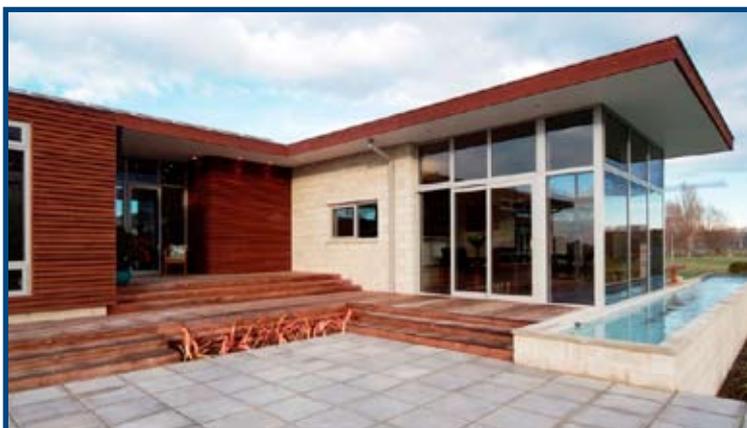
The home features about 15 different species of timber, all crafted to perfection and taking into account the owners' passion to have a chemical free home with all materials selected without treatment. The result is a symphony of rich textures and tones providing a warm living environment.

The judges were struck by the stunning craftsmanship of the stonework in the powder room – something they have not seen before.

This build is craftsmanship on a huge scale with superb detailing and quality — something rarely seen and experienced.

Nulook Builder's Own Home Award

M & O Brown Builders Ltd, Christchurch **For a property in Brooklands, Christchurch**



Judges citation:

The judges said this home has all the bells and whistles of a builder's own home. It has a great sense of arrival with a spacious feel to the atrium and front steps, and into the home. The triangular roof shape continues over the main structure with clever concealed solar panels.

Great architecture from the two office and playroom pods sees a bridge into the main structure, with lots of communal living options for a young family.

A superb family-oriented home, the kitchen is the hub with a sense of space and a diner restaurant booth that the kids love. The dining area is full of natural light — a lighting designer was also engaged — that accentuates the forms and composition of this house at night.



The home is well oriented to the sun, with protected outdoor space irrespective of where the wind blows from.

Unfortunately, the Christchurch earthquake devastated this home, but it doesn't take away from the incredible achievement of the builder — it is a home that is still loved and cherished by its family.

James Hardie Show Home Award

A J Saville Builder Ltd, Arrowtown

For a property in Queenstown



Judges citation:

The judges said that this show home was a fine expression of the builder's and designer's craft.

With clever use of materials inside the home, and rustic materials appropriate for the Central Otago environment and landscape outside, this is a show home to delight prospective residents.

A special feature was the incredibly well-done recessed ceiling. The kitchens and bathrooms were exquisite, with outdoor living bringing the Central Otago landscape inside.

This is a show home that the resort owner can be proud of to promote the unique living environment.



Sustainable Homes under \$500,000

Richards Construction Ltd, Marton

For a property in Marton



Judges citation:

The judges said this home's orientation to the sun, combined with concrete floors and walls, good natural ventilation, thermally separated slab and passive storage demonstrates that sustainable principles are attainable, no matter what the price range.

The home stood out with its block veneer and clever use of natural and captured light flowing from one room to the other.

Electronic opening devices for windows, good use of hydraulically-heated floor slab, and solar hot water combine to deliver a well-built and designed home that achieves sustainable features.

Meridian Sustainable Homes \$500,000 - \$1 million

Lite-House Waiheke Ltd, Waiheke Island

For a property in Surfdale, Waiheke Island



Judges citation:

The judges said this project is a genuine eco-home with use of natural features and high levels of attention to detail throughout.

A high-tech interpretation of the Waiheke lifestyle, this home brings a modern green face to Waiheke living.

Raising the bar of sustainability, this home brings a holistic approach to sustainable living, with generation and storage of power by wind and solar, and collecting and storing water for use — harnessing the natural environment to be self-supporting.

As part of a multi-use facility combining commercial and private use, this building delivers beautiful living spaces and exceptional workmanship and detailing, making it a home that you would want to live in.



Proud to power the Meridian Sustainable Homes \$500,000 to \$1m award as well as homes and businesses countrywide.



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BRANZ Sustainable Homes over \$1 million

Greg McGovern Construction Ltd, Waikato

For a property in Hamilton



Judges citation:

The judges said the builder has clearly thought through all elements of sustainability and what his professional experience could bring to the project in order to deliver a superb home.

The owners have worked with the land for years, and it is from this perspective that they approached the question of sustainability.

Features include the collection and reuse of stormwater in the house via a filtering system, superb indoor air quality through excellent ventilation with high windows easily opened, solar and under floor hydraulic heating and low VOC paints.

When discussing their build, the builder demonstrated that they think through sustainable building practice carefully — all of their equipment even has vacuum extraction connected.

The builder's commonsense, mixed with outstanding craftsmanship and experience, has delivered a truly sustainable award-winning home.

Retail and Business Project

Brookfield Multiplex Constructions (NZ) Ltd

Deloitte House, Auckland

Judges citation:

The judges said the thing that stood this project apart from others was the clever retention of the old facade structure — the character of the bygone deco era — and integrating this with a new building.

The uniqueness of this property is evident with three sides of it incorporating the Jean Batten building facade, including some of the existing building. With clever modern design and stunning execution, the company has been able to bring a new building into an old building.

The project management skills required were immense, and the construction quality is of the highest standard on such a difficult site in the heart of Auckland's CBD.

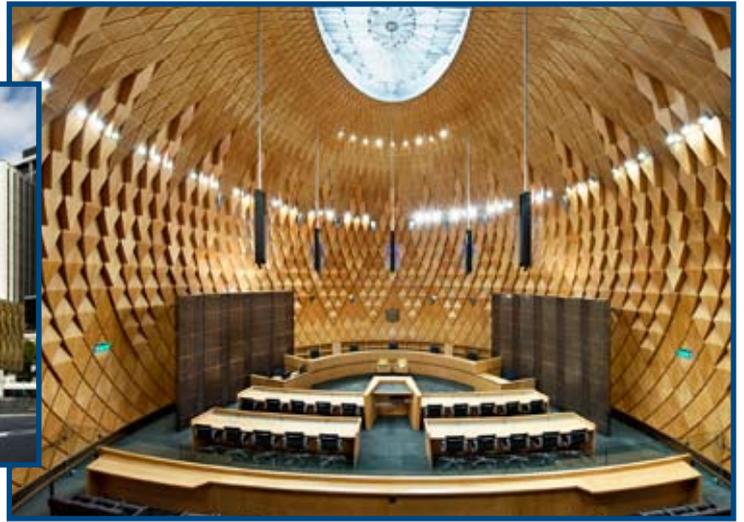
A truly innovative integration between old and new, this is a magnificent and well-executed high-rise building.



Industrial and Infrastructure Project

Mainzeal Property & Construction Ltd

New Zealand Supreme Court Building, Wellington



Judges citation:

The judges said that everyone who visits Wellington should take the time to walk in and enjoy this building — and you can. The designers wanted the building to be a transparent representation of our democracy.

It is a building of two halves, with a controversial new exterior and restoration of the existing high court building, including base isolation. The orb, which is the

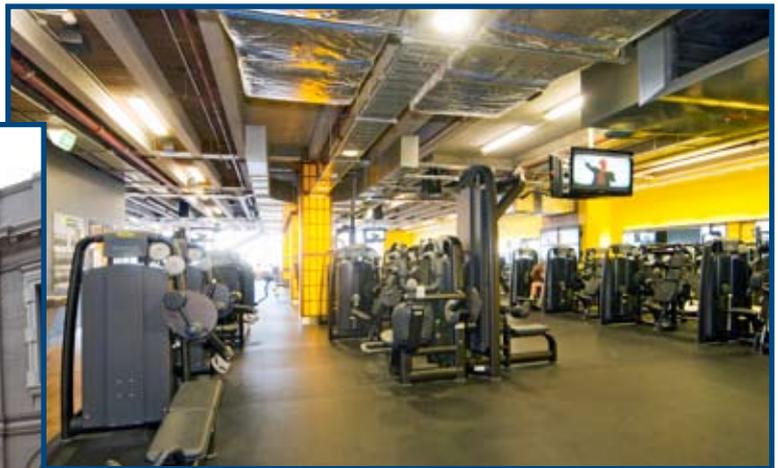
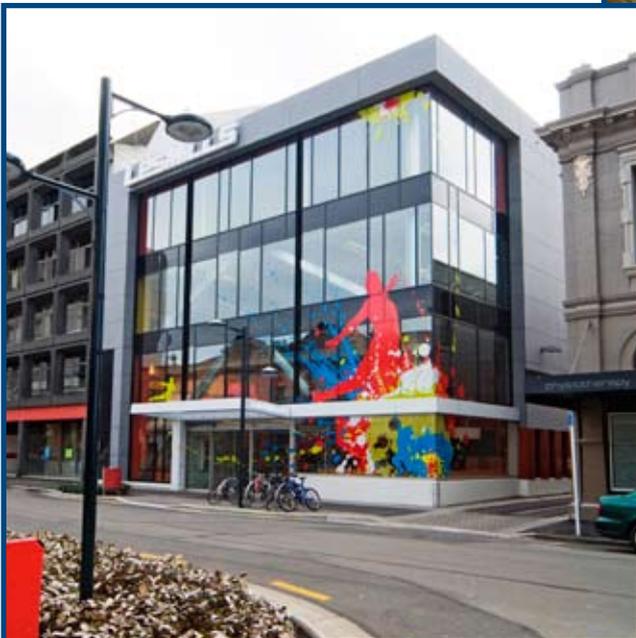
internal courtroom, is one of the most spectacular rooms in New Zealand, its shape influenced by a Kauri cone.

The judges said that elements of the construction were extremely difficult, and the builder has displayed outstanding skills. The exterior bronze screen is a striking and challenging component of the building, and the central orb is a construction masterpiece.

Tourism and Leisure Project

Leighs Construction Ltd, Christchurch

Les Mills, Christchurch — City Club



Judges citation:

The judges said that this was a very smart job. The multi-floored, purpose-built building is energizing, reflecting the character of the client company.

It has a very trim design, with the use of recycled hot water a special feature.

What stands out in the design and construction is the purposely designed and built areas for each unique purpose.

A beautifully built project, this new gym is leading the way for Les Mills in New Zealand, making it the envy of members elsewhere.

Health Project

TH Barnes & Co Ltd

Springland's Lifestyle Village, Blenheim



Judges citation:

The judges said that walking into the Springland's Lifestyle Village is like walking into a premium quality hotel — it is spacious, well appointed and has a great ambience.

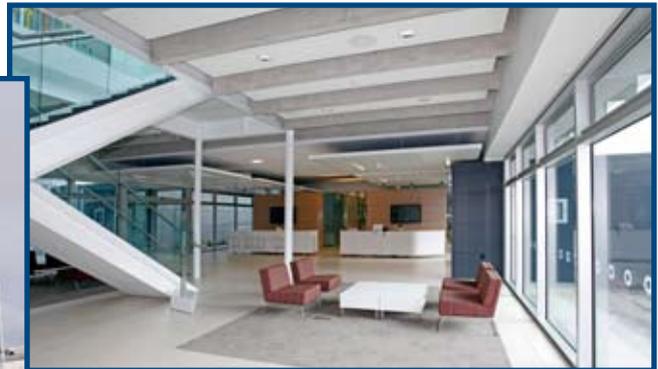
The ground floor is a well appointed rest home-like facility, with the second floor providing apartments for independent living.

The project's development has been well executed, with attention to detail throughout. The standard of fit out and recreational facilities are exceptional, making it a very well executed project worthy of its title.

Education Project

Hawkins Construction

NZICT Innovation Institute, Christchurch



Judges citation:

The judges said that this building brings to life the public face of university research integrating with the business community.

A futuristic building, it delivers on a functionally-integrated business and research facility — bringing a modern and futuristic approach to education. This was a highly complex build, with unique features such as truss work shrouded in etched glass panels.

This incredible project delivers a bridge between the university and the community, and demonstrates the class and skill of the construction company.

FOLDBACK – OUT OF SIGHT, OUT OF MIND

When building our home we chose the Foldback® Bifold. The panels stack and lie flat against the wall giving us uninterrupted views. It's also great knowing that the kids won't run into them.

For more information on the Foldback® Bifold visit www.pacificsuite.co.nz



STACEY JONES
New Zealand Rugby League Legend
& Project Manager



Hall of Fame

The Museum of Transport and Technology's (MOTAT's) new aviation display hall is the largest clear-span wooden structure in New Zealand, and in no small way is this due to the use of Laminated Veneer Lumber (LVL) products.

Driving past MOTAT, you can't miss the gigantic new hall that's popped up there in recent months. From mid-2011, the 42 metre wide, almost 16 metre high open-plan structure will be complete, and ready to house our country's largest collection of 34 civil and military pioneering aircraft.

The master plan for the new addition, and a number of other MOTAT upgrades, was completed back in 2004. Stage 1 of the aviation project involved relocating the barn-shaped hangar, while Stage 2 was dedicated to laying the foundations and constructing the new hall, which is linked to the existing building and gives you the feeling of being in one space.

A key factor in the construction of the hall is LVL, an engineered wood product made up of multiple layers of thin wood veneers that have been glued together.

CHH Woodproducts manufactured and supplied the LVL to Carters, who fabricated the LVL and supplied all the other materials.

LVL's strength was one reason why it was possible to create the hall's elaborate dimensions, without having to obstruct the display of the valuable aircraft with the likes of columns or other supporting structures.

What's more, LVL is also lightweight compared to other construction options, which meant many parts of the hall could be pre-built.

Stephen Clarke, from NZ Strong Construction Ltd, says the roof structure, secondary structure and first-fix services items can all be assembled in bays on the ground.

"This means most of the work can be completed at ground level and then lifted into position. Working at ground level is a lot quicker and safer than when you're working at height," Mr Clarke says.

Carters LVL fabrication specialist Aaron Quinn says the building is also unique in the sense that the LVL timber has been used in conjunction with steel.

"It's easy to work with them together, and the LVL is easy to cut, nail and screw," he says.

Mr Clarke adds that it takes a lot less time to fix the secondary structure and services onto an LVL structure than a steel structure. "So, again, you're speeding up

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MOTAT's new aviation display hall is the largest clear-span wooden structure in New Zealand, making extensive use of Laminated Veneer Lumber products.



the construction process, which took roughly three months."

LVL also plays a major role in the aesthetics of the building. "We chose LVL, because the raw wood provides a great feel and warmth, and people enjoy being close to wood," MOTAT director Jeremy Hubbard says.

"Plus it has enabled us to build more sustainably, using 100% carbon neutral, home-grown timber.

"We wanted a building that allowed us to protect our collection of 34 aircraft as best we can, and to tell the incredible aviation stories around them as well as we can.

"The open LVL structure opens those doors for us — the middle is one big, open space and you can move the planes anywhere. So from an exhibition point of view, it gives us a lot of freedom."

What's On the Web?

www.buildingtoday.co.nz

Poll question

It's been a tough 2010 for the construction industry, and that's been reflected in our poll response at time of going to press in early December. We'd like to hear from you, so what do you think?

Go to www.buildingtoday.co.nz to vote on our current poll question:

A recent survey found that business confidence is rising after five gloomy months. Do you agree?

Do you value your products and services?

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

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Skills Maintenance Points

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

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

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

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



Get all those outdoor timber projects sorted this summer and score yourself a barbie!



And size does matter!

The more you spend on your decks, fences, pergola and retaining walls before 28 February – the hotter the BBQ.

Spend \$5,000 (EXCL GST) and get the Masport Raglan



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SPEND \$5,000 (EXCL GST)



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SPEND \$20,000 (EXCL GST)



SPEND \$30,000 (EXCL GST)



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SPEND \$50,000 (EXCL GST)



SPEND \$100,000 (EXCL GST)



Terms and Conditions: Purchases on qualifying product can be accumulated from 1 November 2010 – 28 February 2011, based on invoices raised. Qualifying timber products must be Radiata Pine only, and include: Fencing (all posts, rails, palings, battens, strainers), Decking (all grades), Balusters, #1 and #2 grade outdoor and Pinex Verified, Retaining Wall Timber, and Ramsey Roundwood poles and posts. Qualifying timber product excludes: Untreated timber such as boxing, LaserFrame or any MSG or VSG internal framing, house piles, internal timber mouldings, pre-made trellis, trellis batten or trellis capping. Qualifying timber products must make up at least 80% of each tier spend (e.g. for \$5000 tier, must include at least \$4000 of timber and \$1000 of advertised partner brands. 100% spend just on specified timber will qualify. All products from the outdoor promotion partner brands qualify for the up to 20% spend, except Cemix, qualifying product is Super Strength Fastcrete 30MPA (CPCMSFS025) only. Promotion available to trade account holders and cash sales. Cash sales will need to complete a redemption form. One reward per qualifying customer based on their spend over the promotional period. Qualifying customers can choose to redeem once they have reached a particular spend level and receive the appropriate BBQ, on doing this they opt out of continuing to accumulate spend towards the promotion. Otherwise, qualifying customers will receive their BBQ in March. Carter Holt Harvey staff are ineligible to participate in this promotion.

CARTERS