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# building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

MARCH 2011  
VOL 21 NO 2

## Christchurch: Broken but not subdued



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The RMBF has been, and remains, active on the ground in Christchurch in the aftermath of the tragic earthquake that struck the city last month.

Now that the focus is starting to turn to the recovery effort and rebuilding, RMBF chief executive Warwick Quinn sounds a warning that a repeat of the stalling of rebuilding activity that followed the first quake back in September last year must not be repeated this time around.

He points out that there will probably be a decade's work ahead in the region, and that to lose builders over the short term due to lack of activity would be highly regrettable.

The RMBF has already provided the DBH a list of members in the region who have been able to supply kitset/modular-type accommodation. It is also represented on subcommittees formed to look into various aspects of the city's business and needs.

We wish all those involved in the recovery effort all the best in reviving a broken, but not subdued, city.

**Andrew Darlington**  
Editor



Image: NZPA

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# chief's chat

by ceo warwick quinn

## Our support for Canterbury

**W**hat can you say when it comes to the Canterbury situation? From the RMBF we want to express our sympathy, concern and support for all of you and let you know the whole of New Zealand is behind you and we want to do everything we can to help.

It is truly a fast moving beast so by the time you are reading this article things would have moved on.

The RMBF has been doing as much as it can during the early stages of the recovery. We are maintaining a register for the EQC for those who may want to assist with assessing and estimation work.

We have also provided the Department of Building and Housing a list of those members who are able to supply kitset/modular-type accommodation. Thanks to all of you who responded so quickly to our request.

Housing needs are immediate, including urgent shelter requirements. There is also likely to be an interim need for accommodation to house those whose homes will eventually be rebuilt.

Accordingly, the Government is investigating short-term shelter (anything from caravans and the like) to easy and quick to erect structures such as modular/kitset housing.

The RMBF is also part of BusinessNZ, and a number of subcommittees have been established to look into various aspects of business and needs in Christchurch.

We are represented on two of those committees, one relating to building needs and the other accommodation requirements, similar to the above.

Other committees are looking into things such as water supply, food and household goods, energy support, health services, banking and finance.



Liquidity is of primary importance for us at this time. The Canterbury region's building activity was essentially on hold after the September 2010 quake until recently. This is the best part of five to six months which has put pressure on builders' cash flows.

The region cannot afford to stall again, and building activity must start in earnest as builders cannot wait another five to six months again without regular and steady incomes.

It is clear that there will probably be the best part of a decade's work ahead in the region, and we would hate to lose builders over the short term due to a lack of activity.

We have conveyed our concerns to senior Ministers and others on the importance of this, so we will have to wait and see the outcome.

We have also been in discussions with those managing the first insurance work to urge them to let that work

continue (where it is unaffected) to keep cash and capability in the system.

We have also discussed the matter with the Christchurch City Council and, while we appreciate and understand the issues that it has to deal with in the aftermath of February, it agrees that existing work cannot be held up due to a lack of inspections.

### Obtaining insurance also a problem

The CCC will have support from many local authorities from around the country, but other options may need to be considered going forward.

Obtaining insurance is also a problem at present. Major insurers have recently released a statement that they are not currently accepting new property risks in the Canterbury region.

While this is no different to what happened after the September quake, it interferes with property settlements and the ability to commence new work.

We have been talking with our insurers who are willing to see if they can find a solution if some are having problems, so please contact MasterSure if you need any advice.

On another note, we have just supported the launch of a web site designed to recognise and celebrate the many incredible stories we are already hearing coming out of the Christchurch region.

**The RMBF has been doing as much as it can during the early stages of the recovery. We are maintaining a register for the EQC for those who may want to assist with assessing and estimation work.**

These stories of local heroes, and what they did, are truly inspirational, and we are delighted to be associated with a site that provides the people of Canterbury an opportunity to tell their tale about someone who did something for them, no matter how small.

Our supporting partners include Newstalk ZB, the *Sunday Star Times* and Habitat for Humanity. So please Canterbury, if you wish to recognise the efforts of your quake heroes you are most welcome to do so at [www.quakeheroes.co.nz](http://www.quakeheroes.co.nz).

# Russell helps Isaac hammer it home

**R**ussell Bruce of Nelson's Russell Bruce Contract Builders was rapt when his apprentice, Isaac Alder, took out the Registered Master Builders 2010 Carters Apprentice of the Year.

Isaac, 23, accepted the award, along with the Hank Lieshout Trophy, at the Boatshed, Wellington, in October last year.

Russell took Isaac on as an apprentice five years ago when the company was going through a busy period.

"Isaac showed good knowledge. He was pretty green when he started out, but he knew how to use the tools and he was a quick learner," Russell says.

"It was a great achievement for both Isaac and I to be recognised. Housing companies like ours often have the stigma of being quick and rough, so we've proved that our system works," he says.

Russell has no doubt that the Apprentice of the Year is a valuable competition for apprentices to get involved in.

"They get to see the other side of building, and it shows them that there is paperwork involved. But, most importantly, they learn how to sell themselves," Russell says.

He strongly encourages other companies to take apprentices on. He has a guiding eye on four others himself.

"If a young guy is doing an apprenticeship, they're a lot more settled because they've got a goal in mind. It's also a real bonus having the support of the BCITO," he says.

"We're currently working on eight new houses in the Nelson area. I'm looking to start focusing on the design and build area."

After being in the industry for 14 years — self-employed for 10 of them — and contracted to Jennian Homes for the past nine years, Russell and his team have formed a stand-alone company.

"I like to get more involved with clients and the planning process of building a new home," he says.

Russell also plans to rename the company Bruce Design & Build within the next few months, and is in the midst of launching a new company web site.

He has been a Registered Master Builder for three years, and says he joined because he wanted to ensure that his clients have the piece of mind of having the Master Build Guarantee.

"I'm proud of having this trustworthy and approachable team who go the extra mile and deliver on time, within budget and with no hidden costs. For me, it is all about good communication and planning," Russell says.



From left: BCITO chief executive Ruma Karaitiana, RMBF chief executive Warwick Quinn and Russell Bruce of Russell Bruce Contract Builders.



Isaac Alder (left) and his employer Russell Bruce of Russell Bruce Contract Builders from Nelson.

# Trying times, and moving forward with weathertightness

By RMBF president  
Blair Cranston

**A**t the time of writing this article, the city of Christchurch is trying to recover from a huge natural disaster.

Just when we thought that the recovery from the previous earthquake was progressing well, the city has been damaged again, only this time much more severely, and with a tragic loss of life.

The thoughts of the RMBF go out to all those people who have lost friends and/or family, and who have suffered in other ways.

Clearly, it will take many years for the city to get back to any semblance of normality. When it does, it will be a much different city from the one we have known until now.

In the meantime, buildings, people, businesses and livelihoods will be affected in so many ways.

The RMBF is very aware of the level of effort that will be needed to support people in the building industry.

We are already looking at ways we can strengthen our presence and role in Christchurch as you will see from chief executive Warwick Quinn's article.

Another hot topic we have been working on has been weathertightness. I have previously mentioned that the RMBF has been leading and co-ordinating two construction sector groups charged with assisting the Government develop solutions going forward.

The two groups were made up of representatives from



numerous organisations, and focused on either technical or liability issues. They were extremely beneficial, and we have just completed our summary and forwarded a full report to the Minister.

## Positive report

It is a very positive report, and it is pleasing to note that many of the recommendations are already being worked on by the Department of Building and Housing, and that progress is being made.

The technical group accepted the need to move away from a litigious process, and where multiple and often

conflicting assessors reports are presented. This group identified the following as essential to address:

- a quality peer review,
- improved identification of "cause",
- ensuring the scope of works is correct,
- including accurate cost of repairs,
- including high level design solutions based on guides, and
- capability and capacity of assessors.

The liability group started with a couple of "givens" about the government position, ie:

- that it is likely to stay with the current 10-year limitation period, and
- that it wanted to promote getting homes fixed, and move away from litigation.

Therefore, this group identified a number of critical issues to focus on, including:

- the quality of assessors/the assessment that the funding/repair proposal will be based on,
- the statutory immunity granted to assessors,
- the liability of those involved in the original building work and the remediation work, and
- the availability, or lack of, adequate insurance for those involved in remediation work.

We believe that this Government is listening to the construction sector before taking important decisions that affect us all.

These are trying times for our sector, for Christchurch and for the country as a whole.

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# 'A badge of quality'

**B**ryce Ardern of Lite-House Waiheke Ltd, who took out the national title for the Meridian Sustainable Homes \$500,000 - \$1million at the Registered Master Builders 2010 House of the Year in association with PlaceMakers, believes that every Registered Master Builder should enter the competition.

He says the competition helps builders focus on quality and excellence, and helps by setting a standard of workmanship within the industry.

"These messages are passed down to carpenters and subcontractors who then have a standard to uphold. It helps to build team morale, and I recommend that all Master Builders give it a go," Mr Ardern says.

He says the judging process also "helps to see the areas where you need to improve".

Builders must be Registered Master Builders to enter the House of the Year competition, and Mr Ardern has been registered for the past eight years.

"I joined because people needed some sort of guarantee, and these days Master Builders is a great organisation that people recognise.

"There are some good networking opportunities through being involved," Mr Ardern says.

"It's definitely good to have these awards. It's like a badge of quality," he says.

Judges said the stunning one-bedroom apartment on Waiheke Island which won the National Award last year is a genuine eco-home using natural features, and has high levels of attention to detail throughout.

They said it is a high-tech interpretation of the Waiheke lifestyle, and raises 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."

This year Lite-House Waiheke Ltd is again entering a home in the competition.

"House of the Year is a great competition. It's the best one I've ever seen, and it has the best public awareness.



*Lite-House Waiheke Ltd was the winner of the Meridian Sustainable Homes \$500,000 - \$1million category in the Registered Master Builders 2010 House of the Year in association with PlaceMakers.*

"It is too early for me to say what the biggest business advantage is, but the recognition you get from your peers when you win an award is great," Mr Ardern says.

The Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living Solutions®, Pink® Batts® Ultra® (Tasman Insulation), Nulook and the Department of Building and Housing.

Entries have now closed for the Registered Master Builders 2011 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

For information about the competition, visit the Registered Master Builders Federation web site at [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz).



# Bonham Builders wins Platinum Award

**T**he House of the Year competition was in its infancy when Gary Bonham of Bonham Builders & Management Ltd first joined Registered Master Builders.

Mr Bonham joined to give his clients a sense of security and a sense of satisfaction that they had made the right choice.

"There is so much negativity around the building industry and there is a great need to lift the image of building, but being a Registered Master Builder makes a big difference," Mr Bonham says.

"It takes a huge amount of work to be a builder, and that needs to be recognised."

Bonham Builders Ltd has had a great deal of success in its time, winning a number of awards since 2004, which is why the company was presented with a Platinum Award at the Registered Master Builders 2010 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

The prestigious Platinum Award was presented for the first time at the 2010 national gala to those companies that achieved five or more national titles over the years of the competition.

Mr Bonham and his team took out their first national title in 2004, with the property also winning the esteemed Supreme House of the Year Award.

The company won the New Homes over \$1million category and the Mico Bathrooms Award in 2004, and in 2008 it won the PlaceMakers Renovation over \$500,000 category, as well as the Future Proof Building Award — all at national level.

"It was really special to have won the Platinum Award. It had been a tough year for the business — we'd even had to trim staff — so we really appreciated being asked along to the event.

"The award now takes a special place in my lounge next to my 2004 Supreme Award," Mr Bonham says.

He encourages Registered Master Builders to enter the competition, but says when considering entering, make sure the product is of the highest standard.

"Make sure you've got an exceptional product



Bonham Builders Ltd's Supreme Award winning house from 2004.

— you need something special if you're going to enter. Every year the competition grows, and the entries get a lot better," he says.

"The competition as a whole is superbly run, and it was a great night at the gala dinner."

Mr Bonham says winning a House of the Year award is a real advantage in the industry.

"It gives us an edge when competing for jobs, and it lifts our image. There is a lot of mana surrounding the competition, and people have come to recognise our name because of it," he says.

"It has had a huge bearing on being able to score a job."

But, it is not just those in the building industry that Mr Bonham is out to impress. "If you do win it, it certainly makes your mother proud."

The Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living Solutions®, Pink® Batts® Ultra® (Tasman Insulation), Nulook and the Department of



Gary Bonham of Bonham Builders Ltd (left) accepts his company's Platinum Award from Minister for Building and Construction Maurice Williamson at the Registered Master Builders 2010 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

Building and Housing.

Entries have now closed for the Registered Master Builders 2011 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

For information about the competition, visit the RMBF web site at [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz).

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# Good administration key to success, says building expert and author

Document aims to make administration easier for builders

By Jenny Baker

**A**dministration is not core business for builders, and many dread it. But a newly-released manual can help streamline paperwork for RMBF members and take the worst sting out of the desk-based side of the business.

RMBF past president and life member Ashley Hartley developed the manual *Guide to Building Administration Best Practice*, based on half a century of hands-on experience, and that of several friends in the industry.

Mr Hartley says he's found over the years that many colleagues may be very skilled at, and excel in, the actual on-site building process — but not necessarily in business principles.

"Their training in many instances does not prepare them adequately for administration in the modern, highly-competitive environment, Mr Hartley says.

"Building is a complex industry, and the bigger a business grows, the more complex the administration side becomes.

"A good command of administration not only limits the builder's exposure, it also levels the playing field when tendering for contracts and generating income. It's an essential part of becoming a professional and successful builder."

The document is divided into seven parts — tendering, pricing, contract administration, contracts, employment, health and safety, and sundry items.

Each part gives the reader a general introduction to, and overview of, the subject. It then provides master document templates such as letters and contracts the builder can use as a basis to work from and to adjust



RMBF past president and life member Ashley Hartley with the manual he has developed titled *Guide to Building Administration Best Practice*.

to suit their individual business situation and contractual requirements.

The manual is available on the RMBF web site at no cost to members.

Mr Hartley recommends builders print the manual — "maybe ask your Federation or your Association to do

this for you," he adds, tongue in cheek — and keep it in a file to facilitate fast reference.

"The idea is that the builder picks it up and asks, 'how do I do this particular job?' It could be a tender, a job description for a new appointee, pricing variations, or compiling a final account.

"They can then thumb to the relevant section, pick the

best document for the case, get it from the web site in electronic format, and amend it as required. It's all about making it easier for our members," he says.

But letters and contracts, however valuable, are not the only practical assistance the manual gives

It also provides members with a complete Excel spreadsheet for calculating their own charge out rates

and overheads, along with other general costing. In addition, it keeps the builder aware of a very topical issue — security of payment.

"Security of payment is a serious issue that many builders don't think of — and one that could have dire consequences. The tender letter templates suggest a letter from a lawyer or lender to ensure the money is there and available when required," he says.

General manager of Gemco Construction Ltd for the past seven years, Mr Hartley started his building career in 1966 as a building apprentice.

He then completed New Zealand certificates in building and in quantity surveying, as well as the National Certificate of Health and Safety and Injury Prevention.

He is a licensed building practitioner, registered as a construction manager with the New Zealand Institute of Building, and a Fellow of the New Zealand Institute of Quantity Surveying.

He has a long history of active service in the RMBF, notably serving on many national committees including Standards NZ, and making representations to local associations, namely Wellington and the Hawke's Bay, where he is a life member.

"I've enjoyed every aspect of my work and can't see myself just walking away. Rather, I'd like to remain part of the industry, possibly through training.

"In addition, I've always tried to be as professional as I can be and to add value to all I do. I suppose that's where the guide comes from — helping to give my colleagues direction if and where they need it, and to do my bit to help us achieve excellence and growth as an industry.

"I have a deep regard and passion for the Federation. We have some pretty neat people in the organisation and they're generally willing to help and share knowledge where needed.

"My advice to young builders is to become a part of the association that represents their interests in the industry as soon as possible," he says.

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**IBT news** ○ ○ ○

## More fault info needed before rebuilding starts

**T**

he location and scale of potential faults under the Canterbury Plains must be understood before Christchurch pours billions of dollars into rebuilding, according to University of Canterbury geologist Mark Quigley.

Both the September and February earthquakes occurred on faultlines that did not exist on GNS Science's database.

Dr Quigley says further unknown or "blind" faults could lie under Christchurch's soil, and priority should be placed on creating an ultrasound-like image of the city's subsurface.

"We've so far been struck by two faults we didn't know about. So here's the question: is there a fault that's really short but capable of a magnitude-four earthquake in the immediate Christchurch area? This can be answered. And we need this data before we even talk about rebuilding."

Dr Quigley says cities on similar faultline networks, such as Los Angeles, had carried out three-dimensional seismic surveys which influenced engineering decisions.

While aware of the need to tread sensitively after the quake, he believes it is a matter of urgency, and says would be relatively inexpensive — around \$1 million — to carry out geophysical tests under the city.

Studying aftershocks gave some clues to the potential for faults under Canterbury, but this could be reinforced by seismic surveys as the combined studies could map a faultline to within 100 metres.

The most common method of surveying is to use a truck-mounted device, commonly used for oil and gas exploration, which pounds the earth.

Instruments called geophones are placed alongside a truck-mounted device that pounds the earth. They measure the strength and angle of the vibration when it returns and this data is used to map the earth's crust.

Because of the costs and complications of the process, scientists have mostly focused on mapping areas where there is a surface rupture or known activity.

University of Otago geologist Andrew Gorman says geophysical surveys were helpful, but complicated. He says some surveys taken in the Canterbury Plains in September did not provide a convincing image.

Dr Gorman recently worked on mapping parts of the alpine fault, and says measuring the faultlines in the foothills of the alps was relatively straightforward, because of the clear distinction in rock on either side of the fault.

However, this was not the case under Christchurch.

## Dome to be removed

**T**

he dome of Christchurch's iconic Cathedral of the Blessed Sacrament will be removed due to fears it could topple in an aftershock.

Engineers met Catholic bishop Barry Jones recently to consider the future of the badly damaged basilica. Their report, based on an exterior inspection, reveals the dome is forcing weight-bearing structures outwards, and presents a severe hazard to the surrounding area.

A decision on the future of the cathedral was not to be made until a detailed engineering report was done when the cathedral was deemed safe to enter.

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**IBT** news

# Build and design event showcases industry's best

**b**uildnz designex 2011 is destined to be a huge showcase of the very best and latest on offer in the construction and design industries.

"Held every second year, the event will feature the best and brightest products and services for the building, design and construction sectors, including structural systems, hardware, tools, flooring, surface finishes, interiors, lighting, fine furnishings and textiles."

For the first time in its history, the Registered Master Builders Federation's annual conference is being co-located with the event.

As in 2009 and earlier buildnz events, there will be sector professional development opportunities and seminar presentations available to visitors.

In addition to Registered Master Builders, buildnz designex is endorsed by the Certified Builders Association, NZ Institute of Architects, BRANZ, Designers Institute, Furniture Association and Lifemark.

RMBF chief executive Warwick Quinn says the federation is thrilled to be bringing these two industry-leading events together.

"Having been a supporter of buildnz in the past we're well aware of the benefits to those involved in the industry who attend. We will be actively encouraging all RMBF members to be there."

Those in the trade are encouraged to register as visitors by going to [www.buildnz.com](http://www.buildnz.com) and filling in the visitor registration form. Visitors can print out a barcode for express entry, and people who visit the Ford stand have the chance to win a \$46,000 Ford Ranger XLT ute, thanks to show partners Ford and Radio Hauraki.

Sustainability and health are strong themes at the event. Lifemark is a new government-backed initiative in the building and design industry to improve the quality of design of New Zealand's housing stock.

Also among the more than 150 exhibitors is Blue Building Solutions. James Johnston says the company will be showcasing products that deliver healthy homes, sustainability, affordability and low maintenance and labour.

NALCO, too, is featuring innovative new product, including a new environmentally-friendly residential joinery suite, and the release of the SovereignSeries. The company will also be showing the latest WeatherTight window joinery manufacturing techniques, and presenting new architectural resources, including the latest in aluminium and its uses, from billet to bi-fold.

Those wanting wood instead of metal will also find something to stimulate their thinking at buildnz designex.

American Hardwood Export Council's (AHEC) Roderick Wiles says wood could very well be the most environmentally-friendly building material on the planet.

"We believe American hardwood has an environmental profile that is hard to beat. In fact we're so confident of this claim that the industry is subjecting its production and distribution chain to independent environmental assessment," he says.

buildnz designex 2011 will be held on June 26-28 at Auckland's ASB Showgrounds in Greenlane. The event is expected to attract more than 5000 trade visitors.

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high shine

super sporty

Built at a cost of just over \$20 million, the TSB Hub located on Hicks Park in Hawera brings together modern indoor and outdoor facilities, covering a range of sporting choices from field sports to hard court sports, indoor stadium sports to a modern health and fitness centre.

It also doubles as a concert and entertainment hall seating up to 2000 and hosting up to 1000 people for seated banquets while still catering to smaller localised events too.

Whichever way you look at it, it's an impressive facility that offers flexible sporting and hosting options that would normally be well out of reach for a town the size of Hawera.

With a project of this scale, the paint palette has enjoyed much care and attention in its specification and application with a wide range of finishes and products used throughout the interior and exterior of the centre.

Outside Resene Waterborne Woodsman tinted to Resene Limed Stone (grey) is used on rough sawn ply complemented by Resene LumberSider waterborne satin tinted to Resene Rice Cake (sharp yellow white) on block and Titan board. To complete the colour palettes, Resene Half Stack (sandy grey) is used outside and Resene Bullseye (cherry red) on the tree column.

Engineered Coating Systems products Resene Armourcote 510 and Resene Uracryl protect steelwork tinted to match COLORSTEEL Cloud.

Inside Resene Zylone Sheen in hues of Resene Quarter Pravda (winter beige), Resene Double Oilskin (moody brown), Resene Rice Cake and Resene Stonehenge (stone grey) adorns plasterboard walls. Other interior broadwall areas are finished in Resene SpaceCote Low Sheen tinted to Resene Eighth Oilskin (dusky taupe). Resene LumberSider tinted to Resene Bright Sun (primary yellow) provides a strong accent to offset more neutral areas.

Interior concrete walls are finished in Resene LumberSider tinted to Resene Rice Cake and tilt slab ceilings in Resene LumberSider tinted to Resene Double Oilskin (moody brown). Doors and trim throughout are finished in Resene Lusta-Glo semi-gloss tinted to Resene Oilskin (green brown) and Resene Rice Cake, while wet areas are finished in Resene Lustacryl semi-gloss waterborne enamel. Interior timber areas of the gymnasium are finished in Resene Qristal Clear satin. The blockwork corridor is finished in Resene Multishield+ satin.

And if you think the stripes in the canteen look like a lovely wallpaper design, then best you take another look. All of the stripes have been created using Resene paint, masking tape and careful planning of proportions, a tangible piece of evidence of the effort and attention to detail that has been applied across the whole project.



Architect: Jackson Architects  
 Building Contractor: Wells and Wadsworth Construction  
 Painting Contractor: Greg Brown Master Painters Ltd  
 Resene: Stef Christodoulou, Taranaki Branch Manager



## in design



Offices are funny, organic creatures. Staff join, create systems, file papers, leave, new staff then inherit systems and papers and objects, unsure of whether these are important or not, then they eventually leave. On and on this goes so that an office has a detritus of years of ideas, plans started and never followed through, outdated paperwork, and odd objects without a real purpose but surely too good to throw out.

So it was with AGM Publishing, home of such well known publications as Architecture NZ, Houses,

Urbis and Prodesign. 20 years in the same space provided plenty of excuses to pile up things that no-one was quite sure whether they should be thrown out or not. The move upstairs was the catalyst needed to clean out the accumulation of years past, while bringing together an office that would reflect the design content of the magazines. Workstations now define areas for each of the teams while screening devices and architectural greenery separate out areas within those divisions. Colour was one of the key design intentions – from

the glossy yellow partitions in desking to the bright orange wall at the end of the design studio and the artworks. Energetic on the one hand yet calm and functional on the other, so you can either rev up or sit and concentrate depending on the coloured location you choose.

The interior is predominantly neutral, with Resene Zylone Sheen low sheen waterborne enamel and Resene Lustacryl semi-gloss waterborne enamel tinted to a tonal palette of hues ranging from deepest black through to off white, with Resene Black, Resene Foundry (shadowy charcoal), Resene Cod Grey (deep dark grey), Resene Half Linen (ash green), Resene Milk White (cool white) and Resene SpaceCote Flat tinted to Resene Thorndon Cream (understated neutral).

In a nod to the striking design nature of the company's magazines, feature colours Resene Clementine Orange (persimmon orange) from the Karen Walker collection, Resene Wanaka (mineral blue) and Resene Inside Back (greyed green) have been carefully integrated to provide a colour pop without overpowering the modern design.

With fresh clean lines and many banished boxes of old files, there's now plenty of space to gather up a new generation of accumulations.

**Project Manager:** AGM Publishing  
**Photographer:** Jeff Brass, Think Photography



## black wall

Artikel in Wellington has created an eyecatching talking point out of its feature wall. They could have painted it nice and white like many would have, but instead they have extended their unique brand onto the wall area and personalised the space by painting it in Resene Blackboard Paint then drawing and writing all over it.

## protection for your projects

Unsightly graffiti is a nightmare for property managers in graffiti prone areas. Worst of all, not only does it look bad and cost money to fix, but the longer you leave it the more likely it will attract more graffiti.

Traditionally anti-graffiti protective coatings have been full of solvents. Keen to provide a lower VOC option, Resene has developed Resene Uracryl GraffitiShield, a high performance waterborne two pack urethane designed to provide a clear

protective finish as a defence against graffiti. Once cured, if graffiti does occur, it can be removed using Resene Graffiti Cleaner without the need to repaint the area. Ideal for use on businesses, homes and buildings that are prone to graffiti.

Resene Graffiti Cleaner is formulated for effective and easy removal of graffiti and is very effective against common materials used for graffiti, such as spray paint, inks, crayons and lipsticks.

Graffiti is often called a gateway crime – left unaddressed, taggers often progress to more serious crimes, so it pays to have an anti-graffiti plan in place to tackle any graffiti promptly otherwise the problem will likely escalate.

See Resene Data Sheet RA58 for more information on Resene Uracryl GraffitiShield.

When developing a design for graffiti prone areas also consider:

- Planting shrubs or a tree against walls and fences exposed to tagging or plant climbing shrubs or hedges. Species with prickles provide additional protection.
- Painting fences and walls standard colours because unpainted fences act as magnets to taggers.
- Installing security nightlights in possible graffiti prone areas. Lights with motion sensors are a popular choice as they only activate when a person approaches.

For more ideas on dealing with graffiti, see [www.graffitifree.co.nz](http://www.graffitifree.co.nz).



## fresh finish



Before

It doesn't take long for mould to make itself at home on unprotected timber, and once it establishes itself, the mould colour soon takes over the timber colour.

This large board and batten Port Underwood home was suffering from the detrimental effects of mould growth. Luckily it's easy to deal with. The home was treated with **Resene Moss & Mould Killer** to kill the mould and washed down, not waterblasted. Once dry the whole home was stained in coats of **Resene Waterborne Woodsman** tinted to **Resene Natural**.

The once blackened timber now has a soft warm timber finish and owners proud of its fresh appearance.



After

**Painting Contractor:** Roger Collett  
**Resene:** Bryan Newman, Marlborough Trade Sales Representative

## all that glistens

When you come to Catalina Cafe in Hobsonville on a sunny day you might notice the pathways and pavement around it glistening in the sun. Welcome to GlassCrete™, where waste paint and waste glass meet concrete.

The path to GlassCrete began when Resene first commenced the Resene PaintWise programme, which takes back unused/unwanted paint and paint packaging via Resene ColorShops. Early on the mission was to make sure all materials taken back were recycled in some form.

The PaintCrete Partnership of Resene, 3R and Fletcher Concrete & Infrastructure (Golden Bay Cement, Firth and latterly Winstone Aggregates)

identified that enabling waste bottle glass to be recycled successfully in concrete would help with the growing leftover glass problem. The barrier to using glass in this way previously was the alkali silica reaction (ASR) where the silica rich glass and alkali rich cement paste react to produce a gel that expands and causes cracking. The partnership led by 3R has been trialling and perfecting a recipe, which uses the core technology in PaintCrete to enable ASR to be overcome. While not perfected yet (a concerted programme of lab and field trials and testing is underway) the signs that GlassCrete works are very encouraging.



## write right

The Yellow Fox Design team found a creative way to combine striking colour in the form of **Resene SpaceCote Low Sheen** tinted to **Resene Spotlight** (graphic yellow) from **The Range 2011/12 fashion fandeck**, and **Resene Write-On Wall Paint** with their new Annex fit-out. Resene Write-On Wall Paint can be applied over existing paint finishes to provide a surface you can write on with whiteboard markers or liquid chalk, without damaging the wall finish.



The exterior colour scheme uses **Resene Pitch Black** (tar black) as the main feature colour on the texture 2000 plywood with subtle grey and crisp whites on the raw masonry block veneer, fascia and soffits. This colour palette gives a contemporary twist on the 'old kiwi beach bach'. The black stain accentuates the plywood giving this home the added wow factor and designer edge, exactly as the design concept intended.

**Building Contractor:** Nathan Moulday  
**Colour Selection:** Jennifer Harford  
**Resene:** Tauranga

## black wins

The design concept for this architecturally designed two storey home on a well established street just across from the beach was to use strong, contrasting colours and materials with an emphasis on black, to accentuate its modern design and complement the luscious tropical landscaping.

But with the decision to opt for black, came concern that the black on the exterior cladding would cause problems because dark coatings are liable to overheat. After extensive research **Resene Waterborne Woodsman CoolColour™** technology was selected enabling the black design concept to be retained. The Resene CoolColour technology reflects more of the sun's energy than a standard colour while still providing the natural plywood effect being sought for this home.

Thanks go to Mike Kennedy of the Hobsonville Land Co and his team and Dempsey Wood who did the surrounding footpaths for recognising the potential of GlassCrete and providing the opportunity to trial GlassCrete in a 'real life' situation. This footpath alone saved over 40 tonnes of crushed waste glass destined for the tip and gave it a new lease of life in the footpath, along with many many litres of recycled paint that had been collected via the PaintWise programme.

The ultimate aim is to produce a durable surface using wastes that would otherwise be discarded and, at the same time, lower the carbon footprint of the concrete and make it truly more sustainable.

Industry readers interested in being updated on PaintCrete and GlassCrete as they are developed further can contact Pat Kane of 3R Group at pat@3R.co.nz or 0508 374 768.

## colourful awards

Resene  
Total Colour  
Awards 2011

Entries now open

At Resene we're proud of our colours and we're also appreciative of our professional client's superbly creative use of colour in homes, buildings and related products.

The Resene Total Colour Awards recognise outstanding use of colour. We want to celebrate the best of the best. See [www.resene.com/colourawards](http://www.resene.com/colourawards) or your Resene representative for entry details. Entries are now open. Make sure yours is in by 30 June 2011.

## the right colour

 Resene  
Colour Yes



 Resene  
Colour Not

Specifying your favourite Resene colour for your kitchen can end in disappointment when the material supplier's 'colour match' just doesn't look right, throwing out your entire colour scheme. The only way to ensure you get the right Resene colour, is to insist that Resene ArmourCat is used.

Resene ArmourCat is a range of hardwearing pigmented, metallic and clear finishes, perfect for the heavy wear and tear of a kitchen environment. Likewise, if you are specifying a Resene colour for a back-painted glass splashback, specify that the supplier must use a Resene product such as Resene Imperite, which ensures the colour you have chosen is the colour your client gets.

## green on green

SUSTAINABLE  
**60**  
2010



To add to our very green 2010 with a whole host of environmental awards, Resene was delighted to win the **National Sustainable Business of the Year** award as well as the **Sustainable 60 overall Exemplar** award and a **Marketplace** award.

Thanks to everyone for your suggestions, ideas and encouragement that have helped us continue to improve our products and services. Your feedback is always welcome and you can send it to us anytime via our website.

## handy neutrals

Keep having to lend out your fandeck to clients so you never have one yourself?

The Resene whites and neutrals collection is now available in palette cards with 12 hues per card to make working with clients even easier. The range of 28 palettes covers over 300 whites and neutrals hues through to black, including up to six strength variations of the most popular Resene colours.

Clients can choose the palettes they like and tuck them into their handbag or pocket as a handy reference when selecting fabrics, furniture and other finishing touches. For trade customers they are a quick and handy reference for them to check the colours specified are the colours they have on hand before they start painting.

The new Resene whites and neutrals palettes are available from Resene ColorShops and selected Resellers.

If you're a Resene specifier and need a copy of the latest **The Range Whites & Neutrals** edition released in mid 2010, you can order it online from the Resene website – just click on Specifier, order now – brochures/colour charts.

The palette colour chips are all made using Environmental Choice approved Resene SpaceCote Low Sheen to give an accurate representation of the colour you will get in the paint can.



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



## timber time

Keep timber flooring looking good with Resene Qristal ClearFloor waterborne urethane clear, a tough durable finish formulated especially for floors. Available in a desirable satin finish, Resene Qristal ClearFloor can be applied by homeowners through to professional tradespeople.

Resene Qristal ClearFloor 1K is available in a single pack designed for general flooring use with low to medium foot traffic. Or choose Resene Qristal ClearFloor 2K, a harder wearing waterborne option for high abrasion areas. Enjoy lower odour and VOCs than traditional solventborne flooring clears. The 1K version has just 38 grams VOC per litre and the 2K version just 95 grams VOC per litre.

For further technical information, see Data Sheet D506 and D506a, available from the Resene website.



## wall protection

Resene ClinicalCote is a low odour, low sheen washable waterborne paint finish formulated with anti-microbial silver for use on broadwall areas in buildings such as hospitals, rest homes, medical centres and clinics.

Anti-microbial silver protection is internationally recognised as a safe and healthy method of deodorising and sanitising surfaces. A very low VOC formula, Resene ClinicalCote is Environmental Choice approved and has less than 4 grams of VOC per litre. In keeping with the modern trend of low sheen finishes, Resene ClinicalCote has a desirable low sheen finish from all angles and is designed to withstand alcohol and glycol containing hospital cleaners to keep it looking its best. The painted surface can be cleaned just seven days after application.

Use Resene ClinicalCote on walls and complement with Resene waterborne enamels on trim and joinery and Resene Ceiling Paint on ceilings for a very low VOC finish.

Resene ClinicalCote is available from Resene in a wide range of over 800 Resene colours. See Data Sheet D318, available from Resene representatives or the Resene website.

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# Consumers want a competent, accountable workforce

*Building Today* continues its series of articles looking at the Licensed Building Practitioners scheme which comes into effect fully in March 2012.

## This month: The importance of becoming an LBP.

**C**onsumers are already aware of changes to the construction sector which allow building practitioners to be licensed as a mark of their professionalism and expertise.

As March 2012 draws closer and the introduction of restricted building looms, the need for professional building practitioners to become Licensed Building Practitioners (LBPs) becomes more urgent.

Those not licensed will find themselves excluded from carrying out or supervising some building work. Nearly 6000 people are now licensed, or have applied to become licensed — equating to almost 7300 licenses.

All LBPs are independently assessed as competent, and are accountable to an independent board.

The Department of Building and Housing (DBH) is about to embark on a consumer campaign which will emphasise the need for building owners to choose LBPs in ensuring the quality of their building.

The DBH also wants to ensure that consumers are aware of their responsibilities — such as regular maintenance and repair of a building, and choosing the right person with the right licence to undertake the work required.

The DBH expects the consumer campaign to get under way in force in July once there are sufficient numbers of LBPs present around the country.

Those who have already become licensed are urged to encourage others in the sector to apply, and to ensure any other trades they hire for projects are also licensed.

In Christchurch, the need for LBPs is apparent. Last year the DBH signed up nearly 1800 LBPs in Canterbury, and they will be available when rebuilding Christchurch gets under way.

Fletchers' Program Management Office is leading the rebuild, and is insisting on LBPs — and they won't be the only ones.

As the scheme comes into force, consumers will increase the pressure for tradespeople to be licensed, and it is fairly well guaranteed that banks and other lending institutions, looking to protect the value of their investment, will also insist on

the use of LBPs.

There is no doubt that over the coming years the need to be recognised as a professional in the field will become a very strong marketing tool.

The building sector is important to New Zealand's economy. Currently it accounts for 4% of GDP and employs 12% of the workforce.

It is essential that the sector upskills and retains its professionalism for the good of all New Zealanders.

By March 2012 when restricted building work starts, it's hoped that more than 14,000 licenses will have been issued, and that they will be spread throughout the country so every New Zealander can access the practitioner they need locally.

LBPs will be the backbone of the construction sector which, in turn, is a substantial contributor to New Zealand's economy.

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## Workshops due to start

***The DBH is about to start another series of workshops around the country to support building practitioners to become licensed.***

***For more information on when they will be in your district, check your local newspaper, contact your local merchant, or phone the DBH on 0800 60 60 50 or visit [www.dbh.govt.nz](http://www.dbh.govt.nz) where you will find all the workshops listed.***

## Quality design mark here now for homes of the future

**A** growing number of builders in New Zealand are now being asked to construct homes which work for all Kiwis — no matter their age, mobility or circumstances.

That's because over the next 30 years, New Zealand's ageing population will grow dramatically, with many Kiwis preferring to stay in their homes rather than moving to residential facilities.

However, the reality is that the design and construction of most New Zealand houses does not yet take into account this change in demographics.

"With our changing population, the focus needs to be on building homes that fit around people, rather than making people fit around their homes," according to Lifetime Design Housing general manager Andrew Olsen.

"There is now a window of opportunity for the construction sector to help lead the transition towards building homes that cater for our future."

Mr Olsen is working with the building sector to raise awareness of the Lifemark — the construction industry equivalent of the New Zealand Heart Foundation's "tick", and an independent seal of approval for building accessible homes.

"It caters for people's changing needs over a lifetime, eliminating the need for costly future renovations," Mr Olsen says.

"A home awarded the Lifemark signals to a buyer that it will cater for their needs for their lifetime, and that it is designed around the core design principles of adaptability, accessibility, inclusivity and lifetime value."

As a builder, a home with the Lifemark won't, on the surface, appear to be different from any other.

It has 33 design features covering six key areas — entrance, kitchen, living area, bedroom, bathroom and multi-storey. These are all aimed at making the house accessible for everyone, easier to live in and easy to adapt as residents' needs change over time.

From a building perspective, there are many factors to consider in creating accessible and adaptable homes.

Entranceways should allow for seamless and trouble-free access, along with good lighting and generous doorways to cater for parents carrying children and shopping from the car, or for older people using a walking aid.

In the kitchen, the focus is on safety as well as convenience, ensuring there is enough space around

appliances and cupboards to move around easily, while the layout, fixtures and fittings should support cooking and cleaning in comfort, even when using a mobility device or wheelchair.

Bathrooms, a commonly modified risk area for elderly and disabled people, can be "future-proofed" through simple features such as strengthened walls that can accommodate future handrails and a shower seat, or using a wet area shower rather than a traditional shower box with room to manoeuvre a mobility aid.

In the living room, switches, power sockets and other controls are at a handy height in order to avoid unnecessary bending or reaching.

Ultimately, the construction approach is one of flexibility to change the home over time according to the inhabitants' needs — at all inclusive level.

This means building a home that caters for many different needs, such as those of multi-generational households, those with permanently or temporarily disabled inhabitants, those who are already elderly, and those who simply plan to live in their own home into their old age.

"Many builders that have assessed the Lifemark believe that when incorporated into the design from the outset, there is almost no increase in cost," Mr Olsen says.

"In fact, the costs of delivering a Lifemark home should not be restrictive. The upfront cost of incorporating the Lifemark features at the time of building is as little as 0% to 1.5% of the total build cost, a fraction of the cost of retro-fitting homes."

Builders and home owners can assess the full range of features available online at [www.lifemark.co.nz](http://www.lifemark.co.nz).

### Quality mark gets RMBF thumbs-up

*"An exciting development in the building sector is the Lifemark, an innovative quality mark which offers real opportunities for those of us looking to improve New Zealand's housing stock," according to RMBF chief executive Warwick Quinn.*

*"The Lifemark, the building sector's equivalent to Tourism New Zealand's Qualmark, proves a home is usable and accessible.*

*"I encourage all builders to find out more about Lifemark at information sessions at your regional meetings."*

# Design well. Build well. Get more business.

Just like the Registered Master Builder brand, Lifemark is a recognised seal of approval that tells your customers they're dealing with an experienced builder, and that their home has been designed for adaptability and accessibility now and in the future. A better design means a better build, which will have them talking for years to come. Check out [www.lifemark.co.nz](http://www.lifemark.co.nz) for details, or call **0800 227 888** today.

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# Report on financial assistance package due next month

**P**arliament's Local Government and Environment Select Committee is due to present a final report to Parliament on the Weathertight Homes Resolution Service (Financial Assistance Package) Amendment Bill on April 28.

The Government's financial assistance package for leaky home owners, announced in May last year, is due to be up and running some time this year, despite talks with the major banks dragging on.

However, building materials manufacturer and distributor Fletcher Building noted in its interim results last month that the package is now not expected to get under way until mid-2012.

A Department of Building and Housing (DBH) report in January estimates there are 23,500 eligible leaky dwellings to be fixed. This figure is based on a consensus forecast from a PricewaterhouseCoopers (PwC) report commissioned by the Government in 2009 suggesting 42,000 dwellings were likely to be leaky homes and only about 3500, or 8%, had been repaired.

At the time of the PwC report it was estimated about 9000 homes had fallen outside a 10-year liability limit, with another 6000 homes estimated to have fallen outside this limit since the report was issued.

"It is estimated there are 23,500 eligible households, so if, as officials predict, 70% of them take up this financial assistance package, that equates to 16,450 leaky homes," the DBH says.

It says the Government expects its share of the financial assistance package to be about NZ\$1 billion over five years.

The Government says home owners who think they have a leaky home should lodge a claim under the Weathertight Homes Resolutions Services Act with the DBH. This "stops the clock on the 10-year limitation for claims," the DBH says.

The PwC report, however, estimated between 22,000 and 89,000 homes were leaky, with the consensus forecast of 42,000. PwC estimated the total cost of fixing 42,000 leaky homes, including repair and transaction costs, at \$11.3 billion.

The Government is currently incurring costs of about \$19 million a year running dispute resolution and related services.

The Government estimates the average cost of repair

at \$27,500 to \$410,000 for stand-alone houses depending on the level of repair needed from minor to full reclad, and \$16,250 to \$156,250 per unit for multi-unit dwellings.

The Government's plan envisages taxpayers paying for 25% of the repair costs of fixing or rebuilding a leaky home, while local government ratepayers pay 25% with the home owner covering the other 50%.

But the package is dependent on home owners borrowing from their banks using existing lending criteria, even though the loan will be backed by a government guarantee.

The problem is many home owners are not in a position to borrow more because they are either

already heavily indebted or there is little or no equity left in the property to back a loan.

Apparently discussions between the banks and the Government were focused on what form the government guarantee for the loan would take, and what sort of arrangements there might be to share potential losses.

The Government says the Bill is designed to facilitate the supply of financial help to eligible leaky homes owners. It aims to improve the home owner's access to the finance required to repair their homes, and to divert litigation costs toward repair costs.

- **The RMBF's involvement in weathertightness solutions, page 6.**

## What the new bill says:

### The Bill sets out that:

- the Crown and the participating territorial (local) authority will each provide a 25% direct payment to agreed repair costs. However, the participating territorial authority will only make a direct payment if it signed off the work;
- if an eligible home owner opts into the scheme, the home owner must agree not to sue the participating territorial authority and the Crown (eligible home owners will still be able to pursue legal action against other parties); and
- the Crown will provide assistance to eligible home owners in accessing bank finance for the remaining agreed repair costs by offering credit support to banks (by way of a limited Crown guarantee or indemnity) for loans made to eligible home owners who can meet the banks' lending criteria.

### Key features of the Bill include:

- capping the liability of participating territorial authorities (in accordance with a contribution agreement) and the liability of any other contributing parties (for instance, other solvent defendants) for claims being addressed through the financial assistance package.

This is designed to ensure that the financial assistance package diverts litigation costs toward repair costs. If participating territorial authorities or other contributing parties are joined to litigation where they have paid a contribution through the financial assistance package, they will face both the cost of the package and potential ongoing costs of litigation, if any;

- removing the Crown's liability for the failure of repairs made under the financial assistance package and any losses suffered as a result of the actions of the DBH or the Crown under the financial assistance package process.

The amendment recognises that the Crown is making a significant contribution to solving the leaky home problem where it has no liability to do so;

- authorising the appropriate Minister to give a Crown guarantee or indemnity in respect of loans for repairs made under the financial assistance package; and
- limiting the period in which eligible home owners may apply to enter the financial assistance package to five years from the time the financial assistance package becomes operational.



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# College project finished in record

By Roy Kane

A consortium specialising in new projects for the Ministry of Education has completed Papamoa College in record time.

Comprised of Hawkins Construction Ltd as the main contractor, ASC Architects as the architects and lead consultants, Buller George Turkington as the consulting engineers, and GHD Ltd as the services engineers, the consortium proved its capabilities by designing and building the Year 7–13 college in Tauranga East in only 18 months.

It is earmarked for a five star Green Star sustainability rating for its design.

Shannon Jeory was the lead ASC architect assigned to the college project.

"We are currently completing Round 2 of the submission for certification. The design must be awarded points by the New Zealand Green Building Council for initiatives such as sustainable management practices in the construction of the building, and in its ongoing operation and maintenance," Mr Jeory says.

"Other Green Star criteria include sustainable water management, eco materials selection (the steel, for example, imported from Asia had been recycled), sustainable transport initiatives, emissions reduction, improved indoor air quality, reduced energy consumption and measures to reduce the ecological impact.

"All of these have been incorporated into the design of Papamoa College to a varying degree."

The rendering of the college structure is taken directly from Buller George Turkington's 3-D model. The ground conditions in an area of high seismic activity means there is a potential for liquefaction.

The solution was to sink 6m timber piles and encase these at ground level in concrete pads. The pads carry the normal vertical load while the piles resist the horizontal loading.

Shaped like an inverted "Y", the two-storey structure has two single-storey buildings that are contiguous — the nearer and larger of the two is the gymnasium and beyond this is the theatre. Roughly at the centre of the "Y" is the



*Above: The elevated walkway serves as a meeting point and bridge between the wings.*

*Below: Inside the gym, the upper section of the wall is clad in Danpalon, a translucent material admitting soft, natural light and conserving energy.*



bridge connecting the wings via an elevated walkway.

Buller George project engineer Karl Dawe describes the building as consisting primarily of limited ductility moment-resisting frames.

"The columns consist of custom-fabricated box sections which are concrete filled for fire-rating considerations. Custom-welded beams one metre deep are passed through the columns, haunched and welded, with penetrations for building services already in place," Mr Dawe says.

"The design is a reverse of the norm that, in the event of a major earthquake, would see the interaction of strong columns and weak beams. Here we have strong beams taking on the loading while the weakened columns play

a hinge role, dissipating earthquake energy to the piling. Above the first floor, there are lightweight portal frames."

Essentially Papamoa College has four main components — the learning commons occupying the wings of the "Y", the bridge and elevated walkway, and the two single-story buildings, the gym and the theatre.

All of these have been designed to be seismically separate. In the long direction of the wings, the loading is catered for by the action of moment-resisting frames. In the transverse direction, the deep, haunched beams take the load.

Both the gym and the theatre have intense steel bracing because of the sheer height of their ceilings and that ever-present possibility of

# time

liquefaction.

Papamoa College currently has 660 teaching places, expandable to 1100 when the "Y" will grow into an "X".

All the necessary infrastructure is already in place. It is a combined intermediate and high school without cellular classrooms — here, learning is not subject-based but inquiry-based.

Six teachers and 100 pupils occupy a single learning common. One piece of knowledge they will be glad to share is the fact that their school has been designed to withstand a one in 1000-year earthquake, and remain functional after the event.

Hawkins project manager John Overton says with a design/build project, you get closer to the consultants.

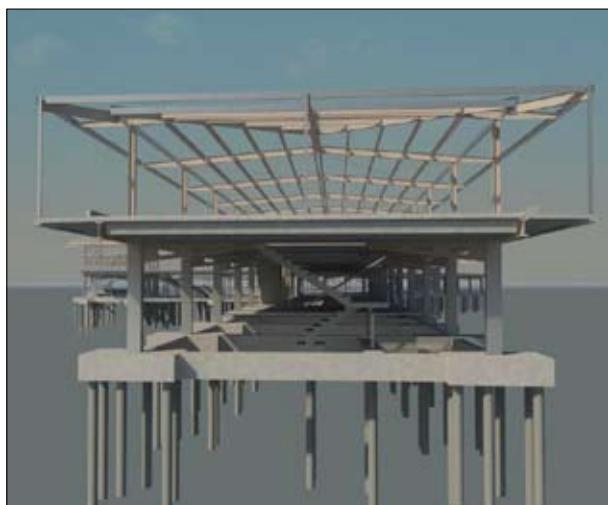
"They tackled the ground conditions with great design solutions, enabling Jensen Steel

*Continued page 26*



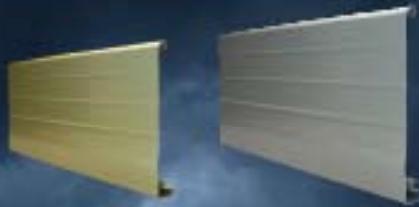
*Above: The rendering of the college structure is taken from Buller George Turkington's 3-D model, depicted as an inverted "Y". The two buildings in the centre are the gymnasium (nearest) and the theatre.*

*Right: The second rendering shows lightweight portal frames evenly spaced along the top floor of one of the learning wings. Embedded into the concrete pads at the base are the 6m timber piles.*



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Above: There is an elevator for students with physical disabilities. Foot traffic between floors is via these stairs.

Below: The white structure is the theatre and beyond it is the gymnasium.



Above: The haunched beam with penetrations for building services was workshop-assembled by Jensen Steel Fabricators before being taken on site and erected.

Below: One of the concrete-filled box section columns supporting custom-welded, haunched beams and bolted to a concrete pad, giving full moment connection.



## The Colorflo journey continues

**D**imond is continuing to develop its new Colorflo range, with the new 147 Fascia going from strength to strength.

Sales continue to increase, and the company is receiving great feedback from its network of installers. This feedback is being incorporated into the products, with minor modifications further streamlining the offer.

Dimond is also putting a lot of effort into its local and national relationships, working closely with Rainaway and large residential housing companies to offer rainwater solutions like never before.

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The company is also refining its channel to the market by pursuing opportunities outside the square to ensure it fully utilises and exposes the new system.

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*From page 25*

"Fabricators to get cracking in their workshops, locating optional splice points and pre-assembling complex units of steel before taking them on site for rapid erection," Mr Overton says.

"They also expedited matters by filling the box sections with concrete to avoid pouring on site. That set the pace, and nobody was going to let the team down. We came in on time and on budget.

"I heard Shannon Jeory say that Jensen Steel Fabricators and the other subcontractors went 'above and beyond'.

"I'd agree. Because they were mostly local, they took real Tauranga pride in their work, making this school project outstanding."

# Fantastic fishing!

**F**ish, fun and fabulous weather would sum up this year's Carters Beach and Boat fishing competition!

This annual tournament is open to all fisherfolk and held in the beautiful Bream Bay. There are separate daily categories for beach and boat fishers, and on the last day winners go up against each other for the huge overall prize pool.

There were more than 2000 anglers from around New Zealand and overseas competing this year, and a new event organiser to keep the competition growing.

The Beach and Boat is held over the last weekend of February, and has been running for six years. Thursday night was the competition briefing, held in a marquee set up at Marsden Cove Marina.

This is a spectacular location with views over the berthed boats out to Whangarei Harbour. Boat entrants took advantage of the fabulous marina facilities, with marina berths full and trailer boats making the most of the wonderful marina boat ramp.

Competitive fishing began on Friday morning and ran through to Saturday afternoon. For those that came back in on Friday evening, there was the chance to test your skills at Speedpass.

Saturday night was the final prizegiving, with more than 2500 competitors, friends and family attending. *Carters Gone Fishin'* host Graeme Sinclair presented the junior awards.

Senior entrants were treated to a favourable weekend of fishing, with plenty of impressive fish weighed in by beach and boat entrants.

The Carters Catch Trophy for the heaviest snapper overall (10.92kg) went to Miles Lawrie of Warkworth. Miles won a Yamaha VX700 jet ski, with Lowrance electronics and other prizes totalling more than \$29,900!

He has also won this round of the prestigious Furuno Snapper World Cup which is hotly contested between several tournaments over the summer.

Russell Kemp of Mangawhai Heads took out the kingfish category with his 21.96kg kingfish which earned him more than \$8000 in prizes.

The Grand Entry prize was snapped up by Darron Kaiki of Waipu, who survived the "dead man's drop" to claim his prize. Just by buying a senior fishing entry, he won a Ramco 5.5 boat with all the trimmings, valued at \$42,900!

Bill Willis from Ngaruawahia took away the Carters



Makita Early Bird prize of \$10,000 worth of Makita power tools.

The Monroes band rocked the marquee for the rest of the night, playing to a sea of green competition T-shirts.

The competition was a fantastic testament to fishing camaraderie. If you missed out this year, keep your eyes open for information regarding next year's tournament in your local Carters branch, or check out [www.beachandboat.co.nz](http://www.beachandboat.co.nz) where you'll find out all you need to know about the tournament.

# New home for brick and block and the masonry trades

The BCITO is pleased to welcome the trades of brick and blocklaying, masonry and monumental masonry into its official qualifications and training family.

The start of 2011 saw the dissolution of the Creative Trades ITO (CTITO), the qualifications and training provider for brick and blocklaying, masonry, monumental masonry, sign making and painting.

It has been an unsettling time for trainees and their employers within these industries and, because of this, the BCITO acted quickly to fill the gap and assume responsibility for training provision.

The brick and blocklaying and masonry trades, while obviously being very important industries in their own right, also struck the BCITO team as a natural fit within its current suite of construction-related qualifications.

Since the closure of the CTITO, the BCITO has been

working alongside the Brick and Block Layers Federation and the Master Monumental Mason's Association towards the goal of a quick transition, and to establish "coverage" for the industries.

The team has worked with the Tertiary Education Commission (TEC) which is responsible for managing the Government's funding for tertiary education and for providing policy advice and support for ITOs and tertiary education organisations.

The TEC has been satisfied that the BCITO can provide the same great service to the brick and blocklaying and masonry trades that it does to its current trainees and employers across the construction trades, and has granted the BCITO official coverage for all future qualifications, training and certification.

The BCITO is determined that the closure of the CTITO will not negatively affect its new stakeholders, trainees and employers, and is committed to compiling a comprehensive picture of these industries with a

focus on trainee progress and trainee and employer requirements.

The BCITO will also be looking to engage with industry stakeholders to provide it with clear insight into their industries.

It will concentrate on working towards improving and enhancing the current training that is offered to brick and block and masonry trainees, and will investigate how it can use the BCITO's well established systems to raise the profile of the industries and to increase the number of trainees joining and participating in industry training.

The BCITO team is delighted to have the opportunity to work with these trades, and is currently in the process of establishing contact with trainees and their employers.

The goal has been to try to minimise disruption for apprentices and employers, and to ensure a smooth transition into the BCITO family. For more information, please call 0800 422 486.

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# Broken but not subdued

Dr Kerry Rodgers reflects on Christchurch's beloved cathedral

**F**or generations Christchurch's cathedral has been the city's symbol, its focal point and, in many ways, its very identity.

Of all New Zealand cities, Christchurch evolved as a cathedral city in the classic European mould, with the cathedral's spire towering over the surrounding plains. Today the stump of the toppled spire still stands proud, exemplifying our second-largest city — broken but not subdued.

The dream of a city built around a cathedral — and a university college — arrived from England on the first four ships in 1850 with the Canterbury Association. Their model was Christ Church, Oxford.

The realities of survival in the new land put the cathedral project on the back burner. It was revived six years later with the advent of Henry Harper, first Bishop of Christchurch.

In 1858 the male population of the new and growing town gave the good bishop the thumbs-up to proceed with the cathedral.

Plans were commissioned from the pre-eminent English Gothic architect of the day, George Gilbert Scott. These initial plans called for a wooden building but were modified when good quality masonry stone was found locally. Banks Peninsula totara and matai provided the roof trusses.

Fourteen years down the track the foundation stone was laid — in the town's swampy ground that would cause all those liquefaction problems 145 years hence. Building began with elan, only to be soon abandoned when funds ran out.

Anthony Trollope visited in 1872. He saw the cathedral as an "honest, high-toned idea", but described the "vain foundations" as a "huge record of failure".

Just a year later, resident architect Benjamin Mountfort started anew. He tweaked the original design, adding the tower balconies, west porch, font, pulpit and stained glass.

In 1881 the nave and tower of the cathedral were completed and consecrated. The vision of those 1859 settlers seemed near to fulfilment, yet it would be a further 23 years before there was enough money to add transepts, chancel and sanctuary.

Nonetheless, in terms of European cathedral construction, Canterbury's settlers had proceeded at lightning speed. Brisbane's Gothic masterpiece took

from 1906 to 2009.

The final cost for Christchurch's new edifice as of 1904 was £64,000.

The cathedral had suffered damage in earlier Canterbury quakes. Within a month of its consecration in 1881 a stone was dislodged from the finial cap below the terminal cross. On September 1, 1888, 8m of stonework fell from the spire.

In 1901 the top of the spire toppled yet again during the November 16 Cheviot quake. This time the stone construction was replaced with Australian hardwood sheathed in copper.

Then came September 4, 2010. However, the then damage was seen as minimal and the cathedral reopened on September 22.

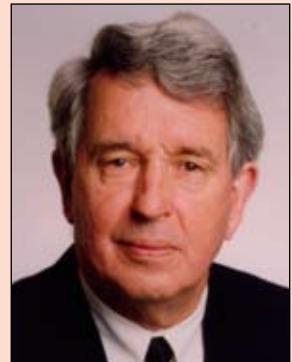


Before: Christchurch Cathedral, December 3, 2010.



Above: As the Cathedral was, soon after completion in the late 19th Century, ready for the future city to grow up around it.

Right A memorial plaque from within the Cathedral, as appropriate today as when mounted in 1920.



But the monstrous 6.3-magnitude February 22 quake consigned the entire 130-year-old spire to a pile of rubble.

Still, its lower tower stands defiant and continues to symbolise the city. Already suggestions have been aired that this is how it should remain: determined, resolute and a memorial to those who died — lest we forget.

*Building Today* readers will find an excellent account of the Cathedral's history and the recent quake damage at [www.christchurchcathedral.co.nz](http://www.christchurchcathedral.co.nz).



After: February 22, 2011, immediately following the 6.3 magnitude earthquake and shortly before the subsequent aftershock.



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# Limitation periods

Tim Bates and Chadleigh Danswan of Auckland law firm Legal Vision consider the introduction of the Limitation Act 2010 and its impact on construction litigation in New Zealand.



## Overview

Limitation periods are extremely important for those involved in a claim relating to defective building works, whether that be someone who wants to bring a claim to recover loss or for those who find themselves in the position of having to defend such a claim.

Limitation periods are critical because they prompt plaintiffs to make claims for monetary relief (or other relief) without undue delay by providing defendants with clear defences to old claims. In other words, it prevents the "dagger over the head" scenario for defendants.

Previously, limitation periods were primarily dealt with by the Limitation Act 1950 (1950 Act). However, in an effort to update and clarify the law on limitation periods, Parliament introduced the Limitation Act 2010 (2010 Act) which came into force on January 1, 2011.

At the outset, it is important to note that the 1950 Act will continue to apply to claims that are based on an act or omission that occurred before January 1, 2011

unless the parties otherwise agree (section 59, 2010 Act).

Accordingly, the 2010 Act will only apply to claims based on an act or omission that occurred after December 31, 2010. Furthermore, the "long-stop" limitation period of 10 years set out in section 393(2) of the Building Act 2004 (and section 91(2) of the Building Act 1991) continues to apply.

Nonetheless, while the 2010 Act may not have an immediate impact for those currently involved in a defective building works claim, the 2010 Act will become particularly relevant to claims which rely on an act or omission that occurred after December 31, 2010.

## Key changes

Changes introduced by the 2010 Act include:

- Section 11(1) provides a defence to a "money claim" if the defendant can prove that the date on which the claim is filed is at least six years after the date of the act or omission on which the claim is based (now known as the claim's "primary period").
- "Money claim" is a new term introduced by the 2010 Act, and refers to claims for monetary relief at common law, in equity or under an enactment. Importantly, it does not include a claim for contribution from another tortfeasor (section 12(3)(c)).

Section 34 provides that a claim for contribution from another tortfeasor (section 17 of the Law Reform Act 1936) is barred if the date on which the claim is filed is at least two years after the date on which the liability of the person claiming contribution is quantified by agreement, award or judgment.

- A new concept of "late knowledge" has been introduced. Under the 2010 Act, a claimant can pursue a claim up to three years from the date when they gained (or ought to have reasonably gained) knowledge of the claim (section 14 setting out the criteria of facts that the claimant needs to satisfy).

This is aimed at addressing some of the harsh outcomes that occurred under the 1950 Act where once the six-year limitation period had expired, the claimant could be prevented from claiming, even if they did not know that they had a potential claim.

- Notwithstanding this "late knowledge" period, in an effort to bring some finality to when claims can be issued, there remains a "long stop" limitation defence

to a monetary claim of 15 years — ie, it will be a defence to a money claim if the defendant can prove that the date on which the claim was filed is at least 15 years after the date of the act or omission on which the claim is based (even if the claimant does not know about the potential claim) (section 11(3)).

- Parties to a contract can "contract out" of the 2010 Act (section 41).

- While the 1950 Act continues to apply to claims based on an act or omission before January 1, 2011 (unless the parties otherwise agree), generally claims under the 1950 Act will be "phased out" over time. Claims under the 1950 Act will need to be issued within either 15 years from the date of the act or omission, or by December 31, 2015 (whichever is the latter).

As noted above, the 10-year "long stop" period under the Building Act 2004 (and 1991) remains unchanged by the 2010 Act. Accordingly, in order to bring a claim for defective building works, the claimant will need to do so within 10 years from the act or omission on which the claim is based.

## Conclusion

The 2010 Act has attempted to bring about some clarity to limitation defences and, it is suggested, has partly achieved that result. In addition, the introduction of the "late knowledge" period has potentially addressed some of the more harsh outcomes that resulted under the 1950 Act.

Nonetheless, the 2010 Act still leaves open considerable scope for debate and argument about when a claim is "out of time". Accordingly, we do not foresee a significant reduction in the number of arguments surrounding limitation periods.

It therefore goes without saying, when faced with a claim in relation to defective building works (or any claim for that matter), seek legal advice promptly.

Limitation defences can be a disappointing reality for those seeking to make a claim, but can be of significant assistance to those who find themselves having to defend a claim.

**Note:** This article is not intended to be legal advice (nor a substitute for legal advice). No responsibility or liability is accepted by Legal Vision to anyone who relies on the information contained in this article.

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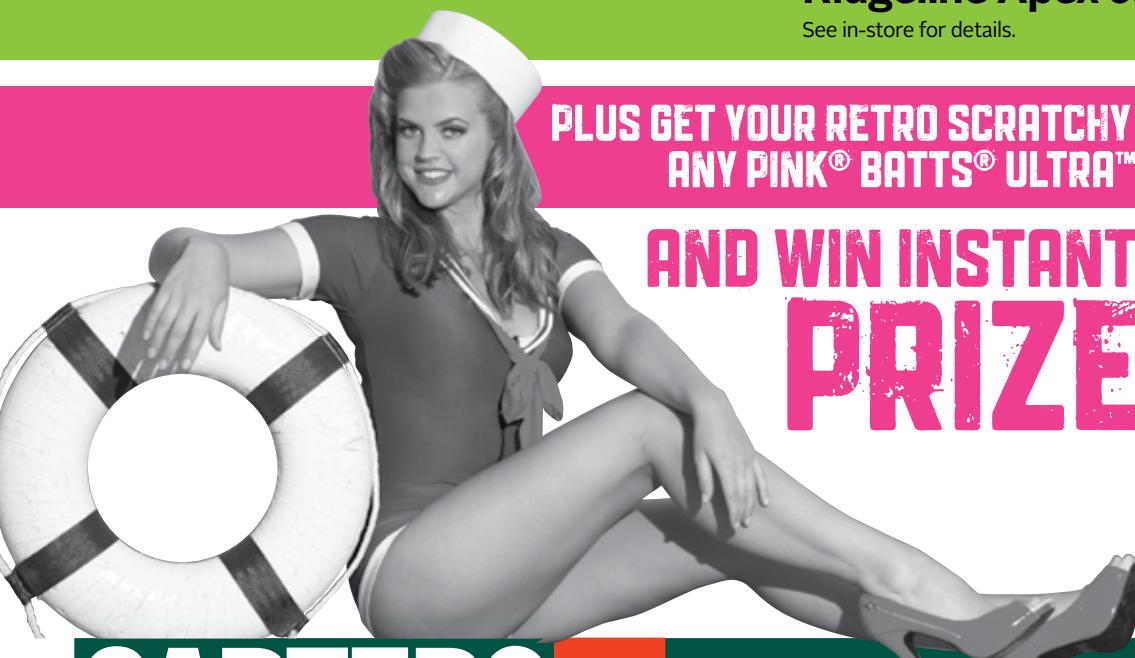


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