



building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



Nine vying for Apprentice of the Year title

**New: Monthly
building consents
by region**



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Monthly building consents by region

Win a Motorola
DEFY XT and more,
worth over \$600!
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building today

It's approaching that time of the year where annual awards start being dished out.

First up is the Registered Master Builders Carters 2012 Apprentice of the Year national final in Wellington on October 25 and 26. We profile the nine contenders for this now prestigious award that recognises young talent in the local construction industry.

We also name the 97 Registered Master Builders PlaceMakers 2012 House of the Year Gold Reserve National Finalists, the winners from which will be found at a gala dinner in Auckland on November 17.

Also check out a new regular *Building Today* feature on page 31 — a monthly building consent listing by region.

Andrew Darlington
Editor



Waikato Registered Master Builders Carters 2012 Apprentice of the Year Frank Dyer, 25, of Whitianga, is one of the nine carpentry apprentices from around New Zealand preparing themselves for the Registered Master Builders Carters 2012 Apprentice of the Year National Final in Wellington on October 25 and 26.

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chief's chat

by ceo warwick quinn

Skills retention — what's the answer?

Another year is nearly behind us and, like 2011, it has been a pretty tough one.

While it's an improvement on last year with consent activity likely to end at around 16,000 new homes and apartments for the year — up from 13,500 — it is still very tight, and Canterbury is only really coming on stream now after two years of very low activity.

We are already into a fifth year of a construction recession, and much has been made recently about the "Trades Drain" to Australia and the loss of tradespeople and apprentices (which is about 50% of 2008 levels).

There have been numerous ideas about how to arrest this problem, including paying the dole dollars if they come off the employment benefit. But, in my opinion, a more holistic approach is required.

We have an employment-based training regime. That is, to qualify for training support the apprentice must be in employment. And that is fair enough, otherwise we risk having too much or too little of the wrong thing, so having it related to employment has merit.

But only when the market is operating consistently.



When the market is buoyant there is every incentive for an employer to take on a trainee, and when the market is soft there is less of an incentive.

Therefore, theoretically we "self regulate" — we train when we have demand and we cut back when we don't. While there is always a lag, if it is not too great we can cope. So it all makes some sense.

But, when we go into an extended recession, just as we are in now, those regimes fail. After five years of low activity we have effectively restructured our sector to cope with low levels of activity.

Tradespeople have left the industry to obtain work and security for their families, and we are not taking on trainees as we don't have the work to keep them occupied. This is fine at the moment as we don't need them, but it creates a major problem as soon as the work picks up with any momentum — and we are facing that in Canterbury.

Finding skilled workers will be a major problem, and while we can get them from other parts of New Zealand (and obviously from offshore), as soon as activity picks up around the country more and more imported labour will be needed as Kiwi tradespeople

will stay at home and work.

Markets are always cyclical, and the Government cannot be continuously handing out money or to support individual sectors during tough times — it's just not possible. We understand that.

But leaving everything up to market forces doesn't work either, particularly when there is no market for an extended period. We know from history that construction "GDP" swings wildly, and the bigger the dip the bigger the bounce. So when the bounce comes we won't cope.

So how do you then smooth the waters and retain a base level of skill, regardless of activity levels?

The Government, both central and local, are huge procurers of construction services. By virtue of their sheer size they have an ability to influence behaviour and, as such, private companies' attitudes towards trainees.

When times are tough and we are haemorrhaging skills it wouldn't be too difficult for the Government to require any company undertaking Government work to have a certain number of employees in training.

It needn't be all the time, but the Government can step in during extended recessionary times and help retain our capability and capacity — not to lose them altogether, and have them available when we need them.

I have not done any figures on what the situation may have looked like had this policy been in place, but it wouldn't be too hard to estimate, I wouldn't have thought. It would certainly be an interesting exercise.

In the meantime, we will continue to lose people and not train any when it is the very time we need them the most, particularly in Canterbury.

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How often do you hear: 'It's hard to find good staff?'

By RMBF president
David Fabish

The construction industry is historically transient, with people and resources moving around from firm to firm and region to region as opportunities arise.

Construction companies are always looking for quality staff and specialist trade contractors, and visa versa.

We are not as good as we could be at retaining and managing our human resources, and we fall behind in promoting talent well and being efficient in exiting non-performers.

So how do we retain our quality employees?

- Perhaps we eliminate the term "employee" altogether, and replace it with associate, team or staff member.
- Develop our staff to be leaders or future leaders, and encourage participation in decision making.
- Communicate the big picture and allow them to find



their own way to the desired outcome.

- Recognise that good leaders set direction and milestones, and watch others achieve them.
- Maximise their potential by continuing development through knowledge transfer and mentoring.
- Offer regular, quality feedback. Performance reviews should not be just an annual event.

Staff like to be recognised for good outcomes and achievements. Give praise regularly as positive

feedback on a job well done goes a long way and engenders loyalty.

We are social beings, and by encouraging the development of quality friendships at work you can create a positive and healthy workplace.

While money can be a primary driver, salary and pay are often not the number one reason for staff staying with an employer.

Just as important are work environment, feeling valued and the opportunity for increased training and development. Staff who feel that their employer or manager genuinely cares about them will stay longer.

As Team New Zealand leader, Sir Peter Blake had a great saying: "We pay the very best we are able, and expect the very best performance." You often hear successful sports teams talking about having a family-like culture.

Your staff should be at the front and centre of your business strategy. They are your key to delivering great results to the people who are integral to ongoing successful business — your clients.

Scared of a bit of competition?

Everyone loves a winner and winning awards at the Registered Master Builders House of the Year in association with PlaceMakers is the sole domain of our members.

Thrilled with their success in the 2012 Wellington/Wairarapa competition, Peter and Alan really value the opportunity that House of Year provides for them to showcase their skills and the quality of their work.

They also appreciate the many other benefits they get from being members of RMB – from discounts on a wide range of products and services to being able to offer their clients the Master Build Guarantee.

Give us a call today to be part of New Zealand's number one industry organisation.

DID YOU KNOW ?

Commercial builders and their project partners now have their own awards programme – the New Zealand Commercial Project Awards – entries open now!



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BUILDING EXCELLENCE

Nine apprentices in the running for top 2012 title

Nine carpentry apprentices from around New Zealand are preparing themselves for the Registered Master Builders Carters 2012 Apprentice of the Year National Final, after each taking out the top prize at their regional event throughout August and September.

The National Final will take place across two days on October 25 and 26 in Wellington, when each apprentice will undertake a 45-minute interview with the national judging panel, and a practical challenge where their carpentry skills will be tested.

The winner will be announced at the national awards evening at Te Wharewaka on Wellington's waterfront.

The 2012 national finalists, along with the regional judges comments, are:

REGISTERED MASTER BUILDERS



For further information, visit www.apprenticeoftheyear.co.nz. Apprentices, employers and those young people aspiring to be a part of the construction industry are also encouraged to join up to the Facebook page at www.facebook.com/apprenticeoftheyear.

The Apprentice of the Year competition is made possible thanks to principal sponsor Carters, the Registered Master Builders Federation, the Building and Construction Industry Training Organisation (BCITO), and supporting sponsor the Ministry of Business, Innovation and Employment.



Northern: James Poore, 21, of Mairangi Bay, employed by Harbour Construction/Kalmar Construction Ltd

Judges comments: James' commitment, reliability and eagerness to excel in his chosen career were obvious in all stages of the judging. He is clearly well respected and trusted by his employers. The high pressure environment he works in daily is taken as a challenge and embraced with gusto. He is exceptionally competent and passionate, and goes the extra mile.

James presented the judges with his work as leading hand on the Guthrie Bowron retail shop at the Apex Megacentre in Mt Wellington.



Auckland: Ben Bersma, 24, of Greenlane, employed by Gardien Construction

Judges comments: Ben is a knowledgeable, motivated, intuitive and skilled young carpenter with the drive to be as prepared as possible for any tasks on site. He has excellent vision for projects and the ability to foresee potential problem areas of a build, even on high spec projects. Ben demonstrates a level of commitment within the industry that will carry him to further success in the future."

Ben presented the judges with his work on a new home build in Mission Bay.



Waikato: Frank Dyer, 25, of Whitianga, employed by Hamr Home Building Contractors Ltd

Judges comments: Frank displays an amazing enthusiasm for the industry. His building quality is second to none, and his ability to relate to his clients, boss, peers and judges is very evident. We feel Frank's submission in the competition was simply outstanding.

Frank presented the judges with his work on a single-storey architectural home in Whitianga.



Southern: Dallas Tither, 22, of Invercargill, employed by Jennian Homes Southland

Judges comments: Dallas is clear about what is expected from him on the building site. He understands building principles, with passion and high standards. He delivers a high quality product and is proud of his achievements.

Dallas presented the judges with his work on a high end home on a dairy farm in Mossburn.



Bay of Plenty/East Coast: Mackenzie McGougan, 21, of Ohope, employed by Coastal Build (2007) Ltd

Judges comments: Mackenzie displayed enthusiasm, precision, passion and innovation, and has the potential to win the national title this year. His ability to relate to clients, fellow workers and sub-trades is evident in the detail and results of each job. Mac possesses a strong knowledge of industry best building practices, traditional carpentry and up-to-date building trends. He scored well in all areas of the competition, and we congratulate him on his success and wish him well for the national finals.

Mac presented the judges with his work on a new home build in Ohope.



Central North Island/Hawke's Bay: Mark Jones, 21, of Marton, employed by Rayner Building

Judges comments: Mark is a mature and confident young man who is very passionate about the industry. His site visit was top class. He presented his project with enthusiasm and passion, highlighting the complete build process and pointing out his involvement on this quality project. With his high level of industry knowledge and practical skills, Mark will become an outstanding asset to the building industry.

Mark presented the judges with his work on Lake Alice Lodge, which included detailed finishing work with native timbers.



Wellington: Adam Knott, 25, of Johnsonville, employed by Mackersey Construction Ltd

Judges comments: Adam has good knowledge of the construction process and materials, and demonstrated he can manage subcontractors. Adam presented judges with his work as site foreman on Upper Hutt College's redevelopment, where he has moved from Hastings to undertake the contract.

This sacrifice gave Adam an amazing opportunity to further his skills. We were taken on a tour of the first stage of the project which was completed to a high standard. Even though Adam seemed nervous in his interview, he was very confident on site, and this allowed us to give him first place without a doubt.



Upper South Island: Daniel Crockett, 22, of Blenheim, employed by Haack Construction Ltd

Judges comments: Daniel has a wide range of knowledge at this stage of his building apprenticeship. He has a great understanding of technical drawings and an eye for detail. He displays a high level of passion and is a well rounded person who will add value to the industry in the future. Daniel has demonstrated the ability to take on responsibility, and his employers have described him as an asset to their company.

Daniel presented the judges with his work on a total rebuild of an existing house in Marlborough, perched on a slope overlooking the Wairau River.



Central South Island: Joshua Gardner, 23, of Christchurch, employed by A & A Coombs Builders

Judges comments: Joshua is a true professional well beyond his years. He is an individual full of energy who is hungry to learn and develop into a leading tradesperson within the building industry. Joshua's pursuit for higher learning is refreshing. He has a mature attitude, a dedication to learning new building processes, and an understanding of legislative health and safety requirements.

Joshua presented the judges with his work on Archer Retirement Village, as well as his voluntary work on a family home in Tonga.

GOLD RESERVE NATIONAL FINALISTS REVEALED IN PREMIER RESIDENTIAL BUILDING AWARDS

This year's National Gold Reserve Finalists have been announced and builders will now vie for New Zealand's top building honours in the Registered Master Builders PlaceMakers 2012 House of the Year.

Representing the top entrants in this year's competition, the Gold Reserve Finalists were selected from Gold Award winners in the 12 regional competitions throughout New Zealand during July and August.

They will now contend for the esteemed PlaceMakers Supreme Awards for the House of the Year and the Renovation of the Year which will be announced at a gala dinner in Auckland on Saturday, November 17 at the Langham Hotel.

Registered Master Builders Federation Chief Executive Warwick Quinn says the competition continues to showcase the country's best builders.

"These builders are the cream of the crop in the construction industry today. Our builders take a lot of pride in their work and this is reflected in the outstanding workmanship and quality of the homes in the competition this year," Mr Quinn says.

PlaceMakers Chief Executive John Beveridge says he is delighted to support the competition in its 22nd year.

"I would like to congratulate all of the Gold Reserve finalists for an outstanding achievement," he says.

"It's important that we, as an industry, celebrate success and advocate for building excellence at every opportunity. It's a privilege to be involved and associated with the best of the best."

The finalists' new home builds and renovations will now be re-judged over the next few months before the National Category, Lifestyle and Supreme Award winners are announced in November.

The Awards are made possible through the support of PlaceMakers, James Hardie, Gib Living Solutions®, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building and Master Build Services Ltd.

For more information about the competition, visit the Registered Master Builders website www.masterbuilder.org.nz.

GOLD RESERVE NATIONAL FINALISTS BY REGION

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BAY OF PLENTY
CENTRAL PLATEAU



3

TARANAKI



4

WANGANUI



10

NELSON





2012 Gold Reserve National Finalists by region

AUCKLAND

PlaceMakers Renovation Award over \$500,000

Knowles Building Services Ltd for a renovation in Birkenhead

Onform Construction for a renovation in Remuera

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

TP Builders Ltd for a home in Ponsonby

Allan Wallace Builders Ltd for a home in South Head

Coleman Quality Builders Ltd for a home in Remuera

Maddren Homes Ltd for a home in Helensville

Ascension Homes Ltd for a home in Whitianga

The House Company (Rodney) Ltd for a home in Omaha

H N S Construction Ltd for a home in Waiake

New Homes \$1 million - \$2 million

Ohlson and Whitelaw Ltd for a home in Whitianga

Lite-House Ltd for a home in Church Bay, Waiheke Island

Brackenridge Builders Ltd for a home in Omaha

New Homes over \$2 million

PSL Construction Ltd for a home in Remuera

Lite-House Ltd for a home in Oneroa, Waiheke Island

James Hardie Show Home Award

JALCON Homes – JAL Developments for a home in Hobsonville

Maddren Homes Ltd for a home in Silverdale

Sustainable Homes \$500,000 to \$1 million

Allan Wallace Builders Ltd for a home in South Head

WELLINGTON WAIRARAPA

PlaceMakers Renovation Award over \$500,000

S&R Residential Ltd for a renovation in Karori

Planit Construction for a renovation in Wadestown

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

The Estilo Homes Trust for a home in Aotea, Porirua

New Homes over \$2 million

Peter Camp Builders Ltd for a home in Ohariu

Nulook Builder's Own Home Award

H M Build Ltd for a home in Whitemans Valley, Upper Hutt

Wellington Builders Ltd for a home in Khandallah

Sustainable Homes \$500,000 to \$1 million

D R Borman – Builder for a home in Featherston

Sustainable Homes over \$1 million

Peter Camp Builders Ltd for a home in Ohariu

CANTERBURY

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

Miles Construction Ltd for a renovation in Akaroa

Department of Building and Housing New Homes under \$250,000

Clive Barrington Construction Ltd for a home in Merivale

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

High Country Homes Ltd for a home in Rangiora

Benchmark Homes for a home in Lincoln

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

Mike Greer Homes for a home in Christchurch

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

Design Construction for a home in Merivale

G D Frost Ltd for a home in Tai-Tapu

Landmark Homes for a home in Harewood

Honeybone Builders Ltd for a home in Fendalton

Blayco Properties Ltd for a home in Redcliffs

New Homes \$1 million - \$2 million

MBL for a home in Clearwater

MBL for a home in Saint Albans

BAY OF PLENTY CENTRAL PLATEAU

PlaceMakers Renovation Award up to \$250,000

Klein Builders Ltd for a renovation in Taupo

PlaceMakers Renovation Award over \$500,000

Riordan Construction Ltd for a renovation in Matua, Tauranga

Haimes Building Ltd for a renovation in Taupo

Shaw Builders Ltd for a renovation in Papamoa

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

Haimes Building Ltd for a home in Taupo

Penny Homes Ltd for a home in Taupo

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

Harwood Homes NZ Ltd for a home in Tauranga

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

Prestige Homes (NZ) Ltd for a home in Mt Maunganui

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

Home Builders BOP Ltd for a home in Tauranga

New Homes \$1 million - \$2 million

Peter Richards Builders Ltd for a home in Omokoroa, Tauranga

Haimes Building Ltd for a home in Taupo

EAST COAST

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

D Stevens Ltd for a renovation in Te Hapara, Gisborne

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

Redshaw Homes for a home in Poraiti, Napier

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

Gee Builders Ltd for a home in Eskdale, Napier

New Homes over \$2 million

Ainsworth & Collinson Ltd for a home in Havelock North

MANAWATU

Department of Building and Housing New Homes under \$250,000

K Fowler Homes (Manawatu) Ltd for a home in Kelvin Grove, Palmerston North

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

K Fowler Homes (Manawatu) Ltd for a home in Fitzherbert, Palmerston North

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

K Fowler Homes (Manawatu) Ltd for a home in Fitzherbert, Palmerston North

NELSON MARLBOROUGH

PlaceMakers Renovation Award up to \$250,000

Paul Brockie Builders Ltd for a renovation in Atawhai

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

Stonewood Homes Nelson Ltd for a home in Motueka

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

Inhaus Developments Ltd for a home in Mahana

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

Harris Builders for a home in Monaco, Nelson

Hybrid Homes and Living Ltd for a home in Atawhai

Sustainable Homes under \$500,000

Hybrid Homes and Living Ltd for a home in Hope

Inhaus Developments Ltd for a home in Mahana

Sustainable Homes \$500,000 to \$1 million

Harris Builders for a home in Monaco, Nelson

Hybrid Homes and Living Ltd for a home in Atawhai

Hybrid Homes and Living Ltd for a home in Atawhai

SOUTH & MID CANTERBURY

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

Jennian Homes Mid Canterbury Ltd for a home in Ashburton

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

Wilson Building Timaru Ltd for a home in Geraldine

Stonewood Homes South Canterbury Ltd for a home in Temuka

SOUTHERN

PlaceMakers Renovation Award over \$500,000

Bamford McLeod Construction Ltd for a renovation in Queenstown

Andrew Campbell Builder Ltd for a renovation in Queenstown

Department of Building and Housing New Homes under \$250,000

Turnkey Homes Ltd for a home in Wanaka

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

David Reid Homes (Southland) Ltd for a home in Gore

The Lakes Building Company Ltd for a home in Arrowtown

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

CDL Building for a home in Cromwell

Low Walker Ltd for a home in Dunedin

New Homes \$1 million - \$2 million

Trevor Ward Builders Ltd for a home in Queenstown

New Homes over \$2 million

JustbuilditNZ for a home in Queenstown

A J Saville Builder for a home in Cardrona

Nulook Builder's Own Home Award

Rilean Construction (Central Otago) Ltd for a home in Queenstown

CDL Building for a home in Cromwell

Colin Thom Builder Ltd for a home in Dunedin

James Hardie Show Home Award

Stonewood Homes (Central Otago) Ltd for a home in Wanaka

Sustainable Homes over \$1 million

A J Saville Builder for a home in Cardrona

WANGANUI

Department of Building and Housing New Homes under \$250,000

Baden Brown Builders Ltd for a home in Wanganui

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

Shane Stone Builders Ltd for a home in Wanganui

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

Able Builders Ltd for a home in Wanganui

Eves Construction Ltd for a home in Ohakune

TARANAKI

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

Paul Jones Construction Ltd for a home in Eltham

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

Hassall Homes Ltd for a home in New Plymouth

James Hardie Show Home Award

Abode Design & Build Ltd for a home in New Plymouth

WAIKATO

PlaceMakers Renovation Award up to \$250,000

Karl Kampenhout Builders Ltd for a renovation in Hamilton

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

CJW Build Ltd for a renovation in Chartwell, Hamilton

Smith & Sons for a renovation in Hamilton

PlaceMakers Renovation Award over \$500,000

Jennian Homes Coromandel Ltd for a renovation in Whangamata

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

Gudsell Designer Homes Ltd for a home in Matamata

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

CJW Build Ltd for a home in Flagstaff, Hamilton

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

Karl Kampenhout Builders Ltd for a home in Te Awamutu

New Homes \$1 million - \$2 million

John S Macdonald Builders Ltd for a home in Hamilton

Nulook Builder's Own Home Award

Harris Construction (2004) Ltd for a home in Cambridge



One in three* builders will suffer a serious fall this year. Will you know what to do?

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*Department of Labour, Construction Action Plan 2010-2013



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RMBF says building activity still flat in most of New Zealand

The Registered Master Builders Federation (RMBF) says the latest building consent figures released reconfirm a greater level of activity compared to 2011, but the growth trend continued to be flattening off except in Canterbury and, to some extent, Auckland.

Statistics New Zealand figures show 1513 new homes and apartment consents were issued for August 2012, a 0.3% increase on August 2011. Increases in the South Island of 121 new consents were offset by decreases in the North Island of 116 consents, resulting in a 1.9% increase on July 2012.

RMBF chief executive Warwick Quinn says 2011 saw the lowest level of building activity in decades, and was one of the hardest years in living memory, with a little over 13,500 new home consents issued.

Since December 2011 the market has shown a steady improvement so that in the eight months to August



RMBF chief executive Warwick Quinn

2012, 10,736 new homes and apartments had been consented.

However, Mr Quinn says that national consent figures seem to have stabilised, so that when annualised, they

result in a forecast of around 16,000 new consents for 2012 — or about a 15% increase on 2011.

Further, he says the RMBF has been predicting something of a “tale of two cities” — while most of New Zealand is lacklustre, the Canterbury and Auckland areas continue to experience growth due to the rebuild in Canterbury and the housing pressures in Auckland.

Mr Quinn says while things have improved compared to 12 months ago the market still remains very tough, and builders are still under severe pressure. New Zealand is still not building enough new homes which should be in the order of 20,000 — 25,000 per annum.

However, he says there has never been a better time to build with low interest rates and a highly competitive market, but warns that this window will close once the Canterbury rebuild starts in earnest and the economy picks up again.

• **Monthly consents by region — See page 31.**

NEW ZEALAND COMMERCIAL PROJECT AWARDS

2012



Entries Now Open

Celebrating outstanding commercial construction by New Zealand's best project teams.

This awards programme recognises the outstanding achievements of commercial construction project teams and the properties they create that make up New Zealand's city skylines and rural landscapes.

Open to all organisations within the project team (construction, architecture, engineering, quantity surveying, property owners etc), the awards give the entrants the opportunity to vie for Gold, Silver and Bronze within their category as well as National Titles and the Supreme Award overall.

The award categories are: Commercial and Civic Project, Education Project, Health Project, Industrial Project, Residential Project, Restoration Project, Retail Project, Tourism and Leisure Project, Value Awards (Under \$2m, \$2m-\$5m, \$5-\$15, Over \$15m)

If your organisation is part of a team with a project to be proud of, the New Zealand Commercial Project Awards is the perfect platform to showcase quality construction.

For more information go to:

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BRANCH	DATE	TIME
PlaceMakers Riccarton	Tuesday, 16 October 2012	7:00am - 9:00am
PlaceMakers Motueka	Wednesday, 17 October 2012	7:00am - 9:00am
PlaceMakers Nelson (Richmond)	Wednesday, 17 October 2012	5:00pm - 7:00pm
PlaceMakers Blenheim	Thursday, 18 October 2012	7:00am - 9:00am
PlaceMakers Napier (Hawkes Bay)	Wednesday, 24 October 2012	7:00am - 9:00am
PlaceMakers Taupo	Wednesday, 24 October 2012	5:00pm - 7:00pm
PlaceMakers Rotorua	Thursday, 25 October 2012	7:00am - 9:00am
PlaceMakers Whakatane	Thursday, 25 October 2012	5:00pm - 7:00pm
PlaceMakers Mt Maunganui	Friday, 26 October 2012	7:00am - 9:00am
PlaceMakers Kaiwharawhara, Evans Bay, Porirua and Seaview	Tuesday, 30 October 2012	7:00am - 9:00am
PlaceMakers Paraparaumu	Tuesday, 30 October 2012	5:00pm - 7:00pm
PlaceMakers Palmerston North	Wednesday, 31 October 2012	8:00am - 10:00am
PlaceMakers Levin	Wednesday, 31 October 2012	5:00pm - 7:00pm
PlaceMakers Ohakune	Wednesday, 31 October 2012	5:00pm - 7:00pm
PlaceMakers Hawera	Thursday, 1 November 2012	7:00am - 9:00pm
PlaceMakers Wanganui	Thursday, 1 November 2012	5:00pm - 7:00pm
PlaceMakers New Plymouth	Friday, 2 November 2012	7:00am - 9:00am
PlaceMakers Thames	Tuesday, 6 November 2012	7:00am - 9:00am
PlaceMakers Whitianga	Wednesday, 7 November 2012	7:00am - 9:00am
PlaceMakers Morrinsville	Wednesday, 7 November 2012	5:00pm - 7:00pm
PlaceMakers Te Kuiti	Thursday, 8 November 2012	7:00am - 9:00am
PlaceMakers Hamilton	Thursday, 8 November 2012	5:00pm - 7:00pm
PlaceMakers Huntly	Tuesday, 13 November 2012	7:00am - 9:00am
PlaceMakers Pakuranga	Wednesday, 14 November 2012	7:00am - 9:00am
PlaceMakers New Lynn	Wednesday, 14 November 2012	5:00pm - 7:00pm
PlaceMakers Pukekohe	Thursday, 15 November 2012	7:00am - 9:00am
PlaceMakers Mt Wellington	Thursday, 15 November 2012	5:00pm - 7:00pm
PlaceMakers Cook Street	Tuesday, 20 November 2012	7:00am - 9:00am
PlaceMakers Waiheke	Tuesday, 20 November 2012	5:00pm - 7:00pm
PlaceMakers Albany	Wednesday, 21 November 2012	5:00pm - 7:00pm
PlaceMakers Wairau Park	Thursday, 22 November 2012	7:00am - 9:00am
PlaceMakers Nor - West/ Westgate & Helensville	Thursday, 22 November 2012	5:00pm - 7:00pm
PlaceMakers Whangaparaoa	Tuesday, 27 November 2012	7:00am - 9:00am
PlaceMakers Mangawhai	Tuesday, 27 November 2012	5:00pm - 7:00pm
PlaceMakers Whangarei	Wednesday, 28 November 2012	7:00am - 9:00am
PlaceMakers Kerikeri	Wednesday, 28 November 2012	5:00pm - 7:00pm
PlaceMakers Kaitiaki	Thursday, 29 November 2012	7:00am - 9:00am



Dates and times may change. Contact your local store for more information and to confirm session times.

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Progress for transitional cathedral

180 of the 320 six metre, 120kg cardboard tubes which will construct Christchurch's transitional cathedral have been delivered to the Naylor Love warehouse in Christchurch.

Delivered by truck, the first shipment of cardboard tubes was handed over to Naylor Love project manager Stephen Lynch.

"These cardboard tubes are about to play a significant role in the rebuild of Christchurch," Mr Lynch says. "They will help to create a distinctive structure for the whole of New Zealand to enjoy. We are proud to contribute and be involved in the Cathedral's construction."

The transitional cathedral, which is estimated to cost around \$5.3 million, is expected to be completed by early 2013. By the time of its completion, more than 17 suppliers and contractors will have donated almost \$1 million worth of time, labour and materials to its construction. This figure has not been included in the estimated cost.

The generosity of these businesses has made a huge difference to getting this project off the ground, according to Christchurch Cathedral spokesperson Reverend Craig Dixon.

"Insurance from the Christchurch Cathedral covers \$4 million of the build. However, we still require a further \$1.3 million in fund raising to complete the build, despite the kind donations from our suppliers and contractors," Reverend Dixon says.



The cardboard tubes for the transitional cathedral arrive at the Naylor Love warehouse.

Though working to give Christchurch a transitional cathedral is at the core of Naylor Love's commitment, it is not the sole reason the company put their hand up to assist on this project.

"We aim to be at the forefront of innovation in the building sector. The transitional cathedral presented us with an opportunity to work with world-renowned architect Shigeru Ban and a unique building material. It is fantastic to be a part of a true 'first' for New Zealand construction," Mr Lynch says.

The cardboard tubes will have three layers of polyurethane applied before each tube will have a piece of laminated veneer lumber (LVL) inserted.

Though the polyurethane coating is designed to offer

additional waterproofing to the cardboard tubes, the tubes will not be exposed to the rain as a polycarbonate roof will be put in place.

Naylor Love has begun pouring the concrete for the cathedral's foundations. Following that, construction of the cathedral will begin, with the steel frame erected before Christmas.

Cathedral facts:

- The transitional cathedral will be situated on the south east corner of Madras and Hereford Streets. This land is owned by the Anglican (Diocese of Christchurch) Church Property Trust, and was previously the location of St John's Anglican Church.
- The cathedral is designed by internationally-renowned Japanese "emergency architect" Shigeru Ban. Shigeru's brief was to design a building that would be sustainable, environmentally friendly, safe, durable, beautiful, innovative and versatile.
- The cathedral will seat 700-plus people. The design is based on a triangular shape and will be extremely safe and strong. It will be built to last 50 years, and adhere 100% to the Building Code.
- An ancillary building (linked containers) will sit alongside the cathedral, and include a café and shop, along with meeting rooms, amenities and offices.

PROJECT MANAGEMENT TRAINING

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DISCOVER ANOTHER WAY TO BUILD

Housing NZ launches redevelopment projects in Auckland

24 projects costing \$45 million to be delivered in partnership with private and community sector

Housing New Zealand has launched 24 redevelopment projects across Auckland to build and refurbish at least 150 houses — some to be state rentals, and the rest for private ownership and other social housing providers.

The 24 projects, which will cost approximately \$45 million, will be delivered in partnership with the private and community housing sector, and will be completed over the next two to three years. Most of the sites included are located in West Auckland.

The sites include 80 old state houses on large, under-utilised sections. Extra units gained per site range will from one to 23 new properties.

The design, final number and layout of properties, as well as tenure, will be determined in conjunction with private sector partners.

However, it is expected that around half of the 80 houses will remain in place and be refurbished, and at least 110 brand new properties built.

"We want to replace these 80 old state houses on very large sections with more

contemporary housing options that fit into the broader community and are safe, affordable and use quality materials and modern construction methods," Housing New Zealand's general manager, asset development, Sean Bignell says.

"This is a comparatively small step toward our overall reconfiguration and better housing aspirations for Auckland.

"We currently have too many old and run-down three-bedroom state houses that we no longer have priority demand for. We cannot keep holding and repairing properties that are an inefficient use of land, and really are a barrier to achieving more and better housing options — as is desperately needed in Auckland."

Mr Bignell says Housing New Zealand has a lot of old homes on quarter and half acre sections in Auckland, which is not sustainable given Auckland's housing shortage.

Significant housing shortage in Auckland

"Auckland is facing a significant housing shortage, and therefore Housing New Zealand has a role to play in catalysing a wider range of housing models. This initiative is but one of many we currently have in the planning pipeline.

"We are also exploring new ways of doing things. Rather than Housing New Zealand simply building more properties, we are seeking innovative and more efficient options, including a mix of ownership being an essential ingredient," Mr Bignell says.

By way of example, Housing New Zealand recently completed a formal process to select an "Auckland Minor Redevelopment Panel" to complete the 24 projects, as well as future opportunities.

"This is an exciting opportunity for the developers to submit design proposals that demonstrate their ability to be creative in delivering quality, yet affordable housing accommodation for people who need housing as part of smaller-scale, mix-tenure models," Mr Bignell says.

Partners and sites

The 12 development partners selected for the Auckland Minor Redevelopment Panel — who are able to tender for up to six of the 24 projects — are:

Stebo Holdings Ltd, Stonewood Homes Ltd, Signature Residential Ltd, McConnell Property Ltd, Creating Communities, New Zealand Housing Foundation, Lundo Holding Ltd, Classic Builders, Greenstone Group, Woodview Construction Ltd, Accent on Construction, and Jennian Homes Auckland Ltd.

Housing New Zealand has robust procurement processes in place to select partners for each project. Once selected, the development partners will be responsible for providing proposals for the design, consenting, construction, titling and financing of the projects.

The 24 redevelopments will not be confirmed until the design, financing and consent process is complete. The sites are located in Avondale (5), Kelston (5), New Lynn (5), Henderson (2), Browns Bay (2), Hillsborough, Blockhouse Bay, Glendene, Narrow Neck and Otahuhu.

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Hibiscus Coast booming with \$60 million Silverdale Retail Centre

A 35-shop centre featuring a number of national retailers on a 7.2ha Hibiscus Coast site north of Auckland is due to open on October 18.

About 300 permanent new jobs have been created at the Silverdale Retail Centre — The Warehouse Ltd's first venture into retail management — where 150 construction workers have been building the \$60 million hilltop retail centre for the past two years.

Naylor Love is the main contractor for the project, which features a 24,000 sq m centre with 980 car parks. It includes a Countdown, Warehouse Stationery, Number One Shoes, Postie Plus, Noel Leeming, Lighting Plus, Beds R Us, Storage Box, Snap Fitness, OPSM, t&t childrenswear, Stirling Sports, Telecom, Walker & Hall, KFC, Supercheap Auto and Paper Plus.

The Warehouse has taken on between 100 and 130 people for its own new outlet, and around 1000 sq m has been built for food outlets, including a drive-through KFC, Hollywood Bakery, Jamaica Blue, Mozaik Cafe, St Pierre's Sushi, Pita Pit, an ice cream parlour and a roast shop.



An artist's impression of part of the Silverdale Retail Centre which is due to open this month.

The new centre is unusual because The Warehouse leases some of its premises and does not own every store. But at Silverdale it has expanded its traditional role by building, then leasing other shops, some of which will compete against it.

Population growth in the area was the main driver for the project, with around 48,000 people living in the immediate catchment area.

As well as that, about 3500 houses are planned for an adjacent residential area.

Make your business stand out from the crowd

In 2011, 74% of new homes were designed for clients over 50 years of age. 85% of those designs included specific design features that will accommodate those clients as they age.

(*source: eboss 2011 survey)

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BT's Back in Time

Welcome to Back in Time, where we delve into our magazine archives and discover what was making news way back when . . .

20 years ago:

- Education and Training Support Agency (ETSA) chairman John McCarthy said the Industry Training Act would herald a quiet revolution for training in the construction industry and throughout the economy in New Zealand.

The Act provided for the formation of Industry Training Organisations (ITOs) to assume responsibility for training in their respective industries.

In his monthly column, NZMBF chief executive Trevor Allsebrook revealed that the Federation had lodged an application with ETSA for recognition as an ITO under the terms of the Act. The application covered carpenters, building technicians and other building construction personnel not covered by any formal training programme.

15 years ago:

- Ricki Shore's entry in the 1997 NZMBF House of the Year competition was the first-ever entered in the Under \$120,000 category to have won the overall Supreme Award.

Even though the entry was described by judges as "simply stunning", their decision surprised many at the awards simply due to the fact it came out of the lowest price category.

- The \$121 million Wellington railyards stadium project (now better known as the Westpac Stadium or The Cake Tin) was given a boost after Fletcher Construction agreed to guarantee \$4 million worth of unsold private boxes.

The company had earlier won the tender for the construction of the 34,500-seat stadium, which created 500 jobs at the time.

10 years ago:

- The RMBF agreed with the general thrust of the recommendations of the Weathertightness Report prepared for the Building Industry Authority.

The report identified a number of key areas of concern, from incorrect use of materials, skill shortages and effects of budgetary restraints. However, the Federation believed many of the issues were the result of the cyclical boom and bust nature of the New Zealand construction industry.

5 years ago:

- Greenbuild, a national online resource for comparing environmental and technical characteristics of building products, went live to the industry.

It was the first product database of its kind to address the growing demand for independent information on the environmental impact of building products.

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Graduates score scholarships

The Building and Construction Industry Training Organisation (BCITO) is giving five talented graduates the opportunity to build on their qualifications, providing access to funding for advanced training programmes.

Offered for the second year running, this extra training will help set high standards within the building sector and establish a solid foundation for developing future generations.

BCITO chief executive Ruma Karaitiana, who has been

leading a Government-sponsored Skills Strategy to improve the productivity of the construction industry by 20% by the year 2020, says these grants could not have come at a better time.

"The industry is woefully short of people who can effectively manage processes and supervise people, and this shortage is about to get worse as our aged workforce starts to exit," Mr Karaitiana says.

"We urgently need to get our younger people progressing beyond technical trade level and forging

more sustainable careers in the industry. This is a subset of a big need to lift the training and performance of the existing workforce, because most of 2020's future workers are already working in the industry today."

Last year's scholarship recipients have already made good headway into new qualifications, including National Certificates in Construction Management, Architectural Technology and Construction Supervision.

All of these courses are at level five or above, and will help these young men further their prospects.

Matt Munro, co-owner of Steadfast Construction Ltd and a 2011 scholarship recipient, is half way through his Diploma in Construction Management.

"The diploma was the logical next step in my career. Nowadays it's crucial to have a qualification to back up your practical knowledge and ability, especially with the introduction of the LBP scheme," Mr Munro says.

"If you are thinking about furthering your career then you would be crazy not to at least apply for the opportunity of a helping hand."

He says his next goal is to continue developing the business. "My immediate goal is to work with my business partner Josh Dickson to grow our company and take on complex and exciting residential projects," he says.

Mr Karaitiana encourages graduates wanting to further their careers in the construction sector to apply for the scholarships.

"If you want to be a future industry leader, getting your hands on one of these scholarships would be a good start. The BCITO encourages you to look at training in supervision, business management or construction management."

For those looking to apply for a scholarship, you need to have completed or be completing a BCITO training programme during 2012.

When assessing applications, the BCITO will be looking at your current successes in the industry to date, how committed you are to your trade and the type of training programme you want to use the scholarship for.

The scholarships must be used within 12 months of being awarded, and can be used towards any qualification which helps to develop your career.

To apply, visit www.bcito.org.nz/apprentices/graduate-scholarships, and go through the application pack.

All applications need to be posted to the BCITO by October 31, 2012, in order to be considered.

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I reckon I was a good builder. But I wasn't **qualified...**

If you're anything like me, you'll have noticed the industry is changing. And to be a professional builder, a qualification is fast becoming a necessity.

For clients these days, perception is reality. You simply miss out on credibility if you're not qualified. Rather than having to explain to clients how experienced I was, I just wanted to be able to say; I'm a qualified professional. I'm licensed. I'm the real deal.

I tell this story because I imagine many other builders out there are in the same boat.

After starting out in a pre-cut and nail company, I shifted to work with a builder, but could never get an apprenticeship. So I just kept on building and learning. I didn't need a qualification to work in those days. After a few years, I assumed I had missed the opportunity to get qualified. That was nearly 30 years ago.

Through my company, Selva Residential, I've put two guys through their apprenticeships and have another one in his third year. I know when I was that age I wasn't thrilled about missing out.

Not too long ago I bumped into someone from the BCITO who told me that I could still get the BCITO's National Certificate in Carpentry. I was intrigued to say the least!

A BCITO Training Advisor examined my portfolio, signed off aspects of the qualification that I was clearly

competent in, and developed a custom training plan to fill my knowledge gaps.

I was then given books to work through at my own pace, and I definitely learned some things in the process. I'm happy to say that after 27 years, I was awarded my National Certificate in Carpentry.

It feels great to say I'm a **qualified professional**.

Peter Bennett
Selva Residential

If you are in a similar position to Peter, you may be eligible for the BCITO's Experience Recognition Process. To become a **qualified professional**, call the BCITO on 0800 422 486 to discuss your circumstances.

0800 422 486

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How apps can change the way you do business

Increasingly more businesses are moving towards smartphones as a business communication tool.

There is huge potential in these devices to do more than just keep in touch. No matter what operating system your phone uses, there is an abundance of apps available, many of which can help improve business efficiency.

It's all about relevancy. So, depending on your business model, the product or service you sell or simply the size of your budget, you need to find the right tools for your business — and smartphone apps are no different. Here are a few examples to consider.

Think of tradesmen who need to be on site to get the job done. The more time on site the better, right? "Tradies' app", designed by a builder of 25 years, lets

them do just that.

It allows tradesmen to complete a quote and email it through to the client before they've even left the property.

Purchase orders can be placed directly from the app, and subcontractor agreements can be signed and sent, all from the site the tradesman is working on.

A manufacturing business operating a shift-based workforce could use an app such as "Shifty" to easily build staff rosters and inform all employees by emailing the roster to them directly from the app.

Another app with an environmental benefit and a practical solution for storing business cards is "Business Card Reader". Take a photo of a business card and see the information populate to your contacts automatically.

And because most smartphones are now being sold with plans that include allocated minutes and allocated data, you really should be maximising the business benefits. You are already paying for it, so why not use it?

To find these apps as well as thousands of other useful smartphone apps, search App Store, Google Play or Marketplace on your smartphone.

For more information on a great range of smartphones, call your local Telecom Business Hub on 0800 BUS HUB (0800 287 482), 126 or go online to www.telecombusinesshub.co.nz.

• Apps mentioned in this article are examples of what is available and are not endorsed or supported by Telecom NZ. Smartphone apps may not be available across all operating systems.

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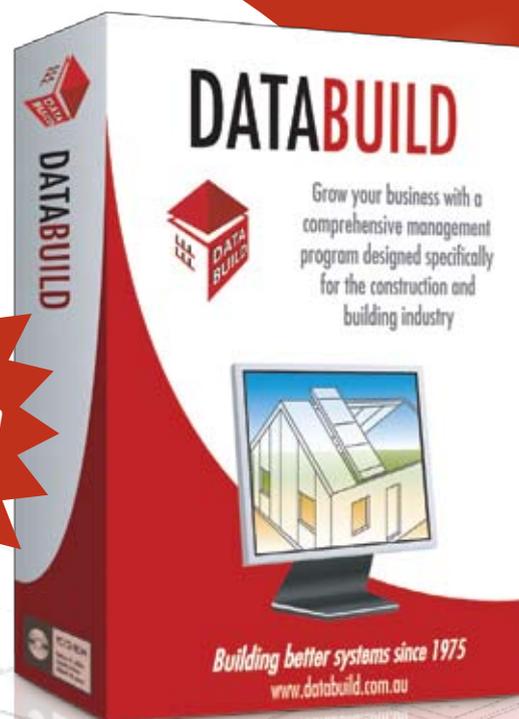
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Invisible barrier wards off metal corrosion

A coating so thin it's invisible to the human eye has been shown to make copper nearly 100 times more resistant to corrosion, creating tremendous potential for metal protection even in harsh environments.

In a paper published in the September issue of *Carbon*, researchers from Monash University and Rice University in the USA say their findings could mean paradigm changes in the development of anti-corrosion coatings using extremely thin graphene films.

Graphene is a microscopically thin layer of carbon atoms. It is already in use in such things as smartphone screens, and is attracting research attention for its possibilities as a means of increasing metal's resistance to corrosion.

"We have obtained one of the best improvements that have been reported so far," according to study co-author Dr Mainak Majumder.

"At this point we are almost 100 times better than untreated copper. Other people are maybe five or six times better, so it's a pretty big jump."

Dr Parama Banerjee, who performed most of the experiments for the study, said graphene had excellent mechanical properties and great strength.

The polymer coatings that are often used on metals can be scratched, compromising their protective ability, but the invisible layer of graphene — although it changes neither the feel nor the appearance of the metal — is much harder to damage.

The researchers applied the graphene to copper at temperatures between 800 and 900 degrees, using a technique known as chemical vapour deposition, and tested it in saline water.

Dr Banerjee says in nations such as Australia and New Zealand which are surrounded by ocean, it is particularly significant that such an atomically-thin

coating can provide protection in that environment.

Initial experiments were confined to copper, but Dr Banerjee says research was already underway on using the same technique with other metals.

Huge range of applications

This would open up uses for a huge range of applications — basically anywhere that metal is used and at risk of corrosion.

Such a dramatic extension of metal's useful life could mean tremendous cost savings for many industries.

The process is still in the laboratory-testing stage, but Dr Majumder says the group was not only looking at different metals, but also investigating ways of applying the coating at lower temperatures, which would simplify production and enhance market potential.



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Mubi River — A bridge not too far for Eastbridge

By Roy Kane

On the coastal plains approximately halfway between Kutubu and Gobe in Papua New Guinea (PNG), near the confluence of the Kikori and Mubi Rivers, there's a steel bridge designed and fabricated by Eastbridge of Napier.

Eastbridge, a long-standing member of Steel Construction New Zealand Inc, is growing its reputation, at home and abroad.

How the 600-tonne bridge got there is another story — by sea from New Zealand to the port at Port Moresby; by barge upriver to a temporary wharf at Kopi; and by truck 200km north-west on a new purpose-built road.

In PNG the terrain makes transportation tough, with many rivers to cross and, as yet, not enough bridges.

The bridge is part of the PNG LNG Project, the 6.6-million tonne per annum project operated by Esso Highlands Ltd, a subsidiary of Exxon Mobil Corporation. The project is commercialising gas resources from the Hides, Angore and Juha gas fields and associated gas in the Kutubu, Agogo, Moran and Gobe main oilfields.

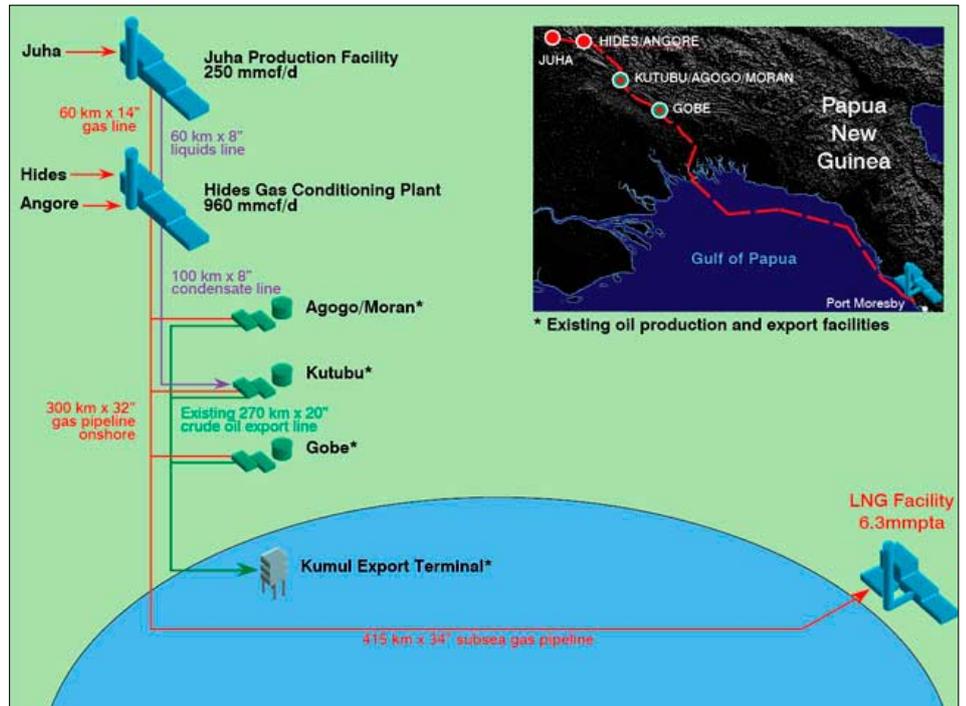
The site for the Mubi River Bridge was chosen to improve access to and from the gas fields to the north, and to service the construction of a new pipeline.

The river bed can be up to 30m deep during the wet season (June to August), the soft limestone having been gouged by fast-flowing water and eroding rocks.

Constructing in-river piers, which would have to withstand bombardment by debris, was ruled out. Across the swirling waters of the Mubi, a single-span bridge was deemed the safer solution. The challenge lay in its span — 112m.

Esso Highlands awarded the contract to Eastbridge of Napier. Eastbridge has a long and successful history of supplying bridging for remote regions of PNG. The scope of this contract was not only for the supply of the bridge, but also for the design of the launch

www.buildingtoday.co.nz



Map graphic showing distance of the site from Port Moresby.



The Eastbridge 112m-long single span bridge noses out across the River Mubi in the Papua New Guinea jungle.



Two CATS crouch at the start of a hydraulic ram cycle.



Before the bridge was built, crossings were made by barge.



At the Jacking Struts, a plumbline is used to monitor the direction of the jack stroke. Misalignment would result in broken seals — in the middle of nowhere!



The rocker beam sits in position on the river bank.



Pushed out over the river, the nose is up-tilted.



An engineer surveys progress.



The launch continues into the night, the first of several.

installation. For the detailed engineering design, Eastbridge elected to partner with Holmes Consulting Group.

"The bridge foundations were designed by an Australian consulting engineer," Ian Hills of Holmes says.

"We concentrated on the steel super-structure, working closely with Eastbridge, with whom we had also worked on the Matahorea Gorge Bridge near Napier.

"For Mubi, Eastbridge had developed its own proprietary variation of the Warren Truss, which we set about designing for an area of high seismic activity. Designed to the Australian Standard AS5100, the bridge also had to accommodate the specifications of Esso Highlands, as well as the requirements of the Project's Upstream Infrastructure contractor, Clough Curtain Joint Venture.

"The bridge was designed for 44 tonne vehicle loads but, in addition, sufficient strength was required for a 60-tonne overload vehicle.

"Working with welded beam primary sections, we designed a truss that was 8m deep, all of the main bracing members being bolted to the "W" pattern.

"The basic design was quite straightforward. However, much care went into the detailing. Because of the remoteness of the PNG location, the maximum length of the members that Eastbridge could deliver to the site was restricted to 9m."

The Eastbridge launch methodology required the 112m truss to be assembled entirely on one side of the Mubi River, on rails with skids at



Another night in a place too remote to be romantic.



Come morning, come the jungle.

Continued page 26



After nine days and eight nights, the bridge has landed.



The nose is disassembled to be used elsewhere.

From page 25

each bottom chord node point.

Hydraulic jacks would gradually push the truss from one bank out over the river to touch down on the opposite bank. The landing needed to be spot on.

Eastbridge compensated for the deflections of the cantilever over the river by attaching to the main truss a 52m lightweight 40-tonne "nose".

To equip this "proboscis" with a degree of controlled adjustment, hydraulically operated rockers were installed on a pier next to the river, enabling the launch angle to be raised or lowered according to the engineer's theodolite readings and calculations.

"When you're in the middle of the jungle, three hours' flying time from Port Moresby, there is no margin for error," Eastbridge general manager Andre Van Heerden says.

"You can use only what you've brought with you! We needed 60 tonnes of kentledge, so we used 10 tonnes of our fabricated steel decking and 50-tonnes of concrete blocks.

"Two 200-tonne jacks positioned at the back end of the truss generated a force of 140 tonnes to overcome the inertia. Each stroke moved the truss 850mm," Mr Van Heerden says.

Senior project engineer Richard Johnson of Clough Curtain Joint Venture says they'd make 13 strokes in a cycle, then disassemble the gear, re-set and start the next cycle.

"Once the launch had been started, we worked 24-hour days in two 12-hour shifts. I'm happy to say that all went smoothly, and the bridge was installed in little more than nine days."

Mr Van Heerden was also pleased. "I like it when good planning and good teamwork result in a good outcome. We galvanised all the steel members of the bridge before they left Eastbridge.

"We are confident that the bridge will have protection for well in excess of the anticipated 30-year project life," Mr Van Heerden says.

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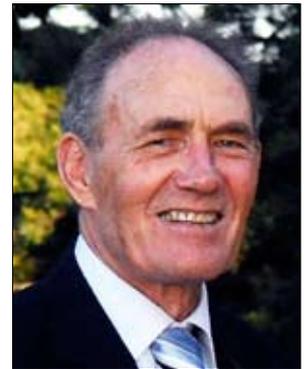
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Plan to fail

Architect **Don Bunting** rattles off some more random observations about the construction and associated industries. This month: The Building Act and Building Code: Planned to fail?



It surprises me how some individuals, enterprises and organisations seem to actually plan to fail.

For example, the England football team (that's soccer to us) will never win any significant international competitions because the Football Association refuses to come to grips with the fact that Premier league teams are dominated by, and often completely comprise, imported players.

In this case it probably doesn't matter too much as it's only sport. Although legendary ex-Liverpool manager Bill Shankly once said that football isn't a matter of life and death — it's much more serious than that.

But in numerous other cases, ill-considered planning can seriously restrict success and even ensure failure.

Consider the Building Act and Building Code. Can you put your hand on your heart and say that since the introduction of the Act and Code in 1992 (yes, it was that long ago) the standard of building in New Zealand has improved and/or the industry is now much more efficient?

Probably not. And why? Well, that little question has more than one answer, but the main reasons stem from the form and content of the Act and Code and, perhaps more tellingly, the way the Act and Code are currently implemented.

For example, can you effectively and efficiently implement a national, standard, performance-based code via more than 70 individual Building Consent Authorities (BCAs)? No you can't. And recent experience has proved this to be the case.

We now have many more building-based issues to address, a much less efficient industry and vastly increased compliance costs to deal with. And don't get me started on how acceptable solutions have led to a serious dumbing down of how well we design and build.

So what's the answer? Two simple changes. The first, either a single national BCA, or greater national control over the compliance process by individual BCAs. A national database of "acceptable" construction products would help too.

Then what to do about acceptable solutions? Replace these totally inappropriate, inflexible cookbooks with a series of acceptable principles.

For example, set out the acceptable principles required to ensure a window installation doesn't leak and also conforms to current health, safety and amenity standards. Then leave it to the market.

The refusal by government departments to mention branded construction products in any publication or guide is simply dumb. Show me one building built without branded products and I might see the sense of it.

And once you have a series of acceptable principles established, leave it to the product manufacturers and suppliers to produce their own branded "acceptable solutions". Makes sense. Not planned to fail.

Since the birth of Standards New Zealand following the Napier earthquake through to the 1990s, we have had a reasonably successful design and construction industry, with only a few weaknesses needing to be addressed — the two major ones being the lack of consistency in the consenting process and the ability to introduce innovation.

But talking about Standards, who in their right mind decided it would be a good idea for Standards New Zealand to operate without direct government funding?

On both counts the Building Act and Code have failed us miserably. We now have less innovation and less consistency of consenting practices.

Yes, the second of these is apparently being addressed (I hope some time this millennium), but until someone burns all those acceptable solutions we will never have the former. Planned to fail.

I don't want to address the other side of the coin here — the lowering of skills, lack of collaboration and increasing inefficiency that has beset our industry since the 1980s, leading to poor construction practices and high costs.

But talking about Standards, who in their right mind decided it would be a good idea for Standards New Zealand to operate without direct government funding?

Having chaired four Standards committees over a 10-year period, I can speak from direct, personal experience.

The present system of relying on income from the sale of Standards to pay the organisation's bills, and expecting both unpaid input and non-payment of expenses for committee members is unsustainable, at least in the construction sector.

Standards having to go cap in hand to other government departments for funding, often from departments operating under different ministries and with quite different imperatives, places serious constraints on the sensible planning of future Standards projects. Again, planned to fail.

The answer? Provide a modest level of direct government funding via the Ministry managing the Standards Council, not via the DBH (now part of the Ministry of Business Innovation and Employment).

Funding should be tied to a submitted programme, say, two to three years ahead, for the maintenance and upgrading of specific Standards.

This should be balanced by the industry taking ownership of their critical Standards and also providing a level of support and, yes, even funding.

Why not? If Standards were reviewed on a continuous basis, rather than being neglected for years until a situation becomes critical, Standards maintenance is not then such an onerous nor expensive task.

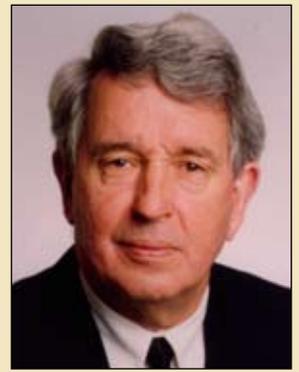
Having worked for the past 12 years for an industry-owned organisation that does just this with specification systems, it can be done.

Adding on-line delivery — which is already available at an economic cost — will reduce renewal costs for subscribers/users and the system is no longer planned to fail.

Remember that if you plan to fail, others will succeed in your place. Or, as French social commentator Jules Renard said: "Failure is not our only punishment for laziness; there is also the success of others."

Hundertwasser's heating plant

Dr Kerry Rodgers ruminates upon an artistic Viennese incinerator



Readers may be familiar with the late Friedensreich Hundertwasser's internationally-renowned public toilets in Kawakawa, Northland.

They may be less aware of the numerous, highly individual buildings he left scattered throughout Europe. Of these, few match his transformation of the Spittelau incinerator in Vienna. Hundertwasser is one of few that could convert a garbage-fuelled power plant into a work of art, one that is now a major tourist drawcard. Mind you, he was most reluctant to do so. He was dark green to the core. He abhorred waste.

The Spittelau incinerator is one of three thermal waste treatment facilities in Vienna. It was built on the Danube in 1971 to burn garbage and supply energy to the surrounding buildings. In 1986 it was retrofitted with a state-of-the-art flue gas wet scrubber to reduce gas emissions. A major fire swept the facility in 1987. Following repairs, the mayor of Vienna approached Hundertwasser, then a well known, if somewhat controversial environmental artist and architect, to redesign the entire facade.

Hundertwasser at first declined the commission — he had fundamental objections to any garbage-incinerating plant. But the mayor persevered. And an environmental friend convinced the artist that a city as large as Vienna would always have rubbish to burn even after all other possibilities for garbage disposal had been exhausted.

As a result, Hundertwasser agreed to convert the municipal plant into an environmentally sound work of art. He also declared he would undertake the work pro bono provided the incinerator was fitted with the latest technology to minimise environmental harm. The mayor accepted with alacrity, and had a denitrification and dioxin destruction facility added in 1989.

The final result was spectacular. The original had been an engineer's functional delight in standard issue ferroconcrete and steel. Although Hundertwasser shunned conventional architectural concepts in his structures, in his Spittelau makeover he used conventional building materials — concrete, steel, glass, ceramic tiles and enamel to achieve a harmonious symbiosis of technology, ecology and art.

There is no paint on the exterior. Rather, the surface is covered in corrugated metal sheets and concrete, and divided into an irregular checkerboard pattern of black and white.

Horizontal rooflines have become saddleback arches, and vertical corners are blue pillars capped with gold spheres. All parts that point towards the sky are blue. Yellow provides accent, particularly on the oil tanks and the building's lower portions.

Windows of varying sizes, and trimmed in a variety of colours, are scattered over the plant's surface. The windows are of metal-coated glass in hues of blue, red, gold, silver and copper. Some are transparent and others translucent.

Broken bits of ceramic tile are inlaid in asymmetrical patterns around the base of the smokestack and many of the windows.

A large golden sphere, 58 feet across and covered with 1150 gold enamel plates, tops a blue and red-tiled smokestack that can be seen citywide. The sphere is functional, protecting monitoring mechanisms, and providing a nesting site for kestrels. At night it is illuminated with fibre optics.





The different colours of the facade were chosen very deliberately:

- Black and white for the Viennese Secession and for the contrasts of coal and ashes, and light and darkness. The irregular checkerboard pattern describes the struggle against the uniform grid of contemporary architecture.
- Blue is for the sky, clean air, and clean water.
- Multi-coloured enamelled ceramic pieces denote swirling pieces of garbage.
- Yellow stands for the cleansing fire.
- The coloured windows evoke richness but also the twilight of our contemporary society.
- Gold holds hope for our future harmony with nature.



Following its completion in 1992, the Spittelau incinerator quickly became part of the Viennese cityscape. The citizens delight in it, as do the tourists.

And it remains fully functional. Each year it burns some 260,000 tons of garbage. Five hot water boilers generate 400MW at peak load. The 40,000MWh of electricity and 470,000MWh of heat produced supply the needs more than 60,000 households.

Importantly, the Spittelau incinerator provides a remarkable monument to an idiosyncratic artist who left our world a brighter and more colourful place than he found it.



Developers' duty of care — the Australian approach

Tim Bates and Sarah Wray of Auckland law firm Legal Vision discuss a recent Supreme Court decision of New South Wales (Australia) which illustrates some fundamental differences between the New Zealand and Australian approach to the issue of a developer's duty of care in the construction of residential buildings.



It is settled law in New Zealand that developers owe a non-delegable duty of care to see that proper care and skill is exercised in the building of residential houses, and that it cannot be avoided by delegation to an independent contractor (see *Mount Albert Borough Council v Johnson* [1979] 2 NZLR 234 (CA), also see *Lee v Ryang* [2012] NZCA 247).

In contrast however, the New South Wales Courts take a different view. In the decision of the Supreme Court of New South Wales (Equity Division) (*Owners Corporation Strata Plan 72535 v Brookfield Australia Investments Ltd & Hiltan Pty Ltd* [2012] NSWSC 712), Judge McDougall found that there was no common law duty of care.

By way of background, an "Owners Corporation" (in essence, the Australian equivalent of a Body Corporate) alleged that there were defects in the common property at its strata title development known as "Star of the Sea".

It issued proceedings against Hiltan (the developer) and Brookfield (which had designed and constructed

the development in accordance with a contract it entered into with Hiltan).

The Owners Corporation claimed that both Brookfield and Hiltan owed (and subsequently breached), warranties contained in the Home Building Act 1989 (HBA) and a common law duty of care in constructing the development with construction defects.

Judge McDougall concluded that the design and construct contract was one to which statutory warranties contained in the HBA applied. However, in respect of the duty of care his Honour did not accept a duty of care at common law was owed.

The Owners Corporation submitted that it was vulnerable because the operation of the statutory schemes meant it had an obligation to repair and maintain the common property without having the opportunity to consider whether or not to accept this burden.

Further, the Owners Corporation had no ability to discharge the burden through its own resources — it could only do so by levying the owners.

His honour held that neither the builder nor developer owed a duty of care to an owners corporation for the residential apartment building. This decision was based on three main points:

- The first reason was that the Owners Corporation had the benefit of the statutory warranties contained in the HBA. The court did not think that it was open to a trial judge to hold that some additional common law duty of care should be imposed on the developer and builder.

His Honour noted "in circumstances where the legislature has considered, and made clear provision for, the extent to which a builder is liable to a subsequent owner, I think that the courts should be slow to substitute their own judgment for that of the legislature."

The judge went on to say that because of the benefits bestowed by the statutory implied warranties, it is "questionable" whether the Owners Corporation should be considered vulnerable.

- A second reason for not imposing a common law duty of care was that the concept of proximity had been discarded (in Australia) as the basis of imposition of a duty of care. This is in contrast to New Zealand's current position where proximity is still a key consideration.

- A third reason was that Brookfield and Hiltan had

negotiated, on what seems to be an equal footing, a detailed contract. Therefore no common law duty of care was owed by Brookfield to Hiltan because their relationship was governed by the contractual terms. Because Brookfield did not originally owe Hiltan a duty of care, it could not owe any successor in title any common law duty of care.

The New Zealand decision of *Mount Albert Borough Council v Johnson* was relied on by counsel for the Owners Corporation in support of their submission that a duty of care was owed by the developer.

Judge McDougall (at paragraph 152) stated that he did not regard the decision in *Mount Albert Borough Council* as requiring him to conclude that the duty of care alleged was owed by developer to home owner.

His Honour noted that it appeared that the very close relationship between the developer and the builder, and the extent of control apparently exercised de facto by the developer over the activities of the builder, was a significant factor resulting in a duty of care being found in that case.

Judge McDougall did not believe there was anything in the evidence to suggest an equivalent relationship between Hiltan and Brookfield in this case that would warrant a finding of a duty of care being owed by developer to home owner.

The decision indicates that in Australia, builders and developers will not necessarily owe owners a common law duty of care.

The decision is unlikely to affect the law in New Zealand because it is of only persuasive value to the New Zealand courts, and goes to some trouble to distinguish *Mount Albert Borough Council v Johnson* rather than to dismiss it as bad law.

Nonetheless, it will be interesting to monitor the Australian case law on this topic to see whether an Australian court would conclude there was a common law duty of care in a situation where an owners corporation was statute barred from enforcing the warranties under their Home Building Act, due to the time having lapsed since the work was undertaken.

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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Building Consents Information

For All Authorisations, August 2012

Dwellings	534,669,000
Domestic Outbuildings	13,279,000
Total Residential	547,948,000
Non-residential	343,094,000
Total All Buildings	891,042,000
Non-building Construction	33,362,000
Total Authorisations	924,404,000

Residential and non-residential buildings

	Aug 2012	Aug 2011	Jul 2012		Aug 2012	Aug 2011	Jul 2012
Far North District	10	10	10	Horowhenua District	8	4	5
Whangarei District	36	27	43	Kapiti Coast District	12	17	15
Kaipara District	7	11	9	Porirua City	7	14	11
Rodney District	93	58	66	Upper Hutt City	12	8	6
North Shore City	53	47	59	Lower Hutt City	18	14	10
Waitakere City	42	38	32	Wellington City	33	22	56
Auckland City	96	152	149	Masterton District	6	4	7
Manukau City	49	59	63	Carterton District	11	6	9
Papakura District	27	15	16	South Wairarapa District	6	6	1
Franklin District	25	13	37	Tasman District	25	32	26
Thames-Coromandel District	17	39	19	Nelson City	21	37	25
Hauraki District	5	4	4	Marlborough District	14	13	13
Waikato District	18	11	16	Kaikoura District	1	5	1
Matamata-Piako District	5	19	7	Buller District	9	5	17
Hamilton City	48	97	53	Grey District	4	2	6
Waipa District	28	19	23	Westland District	4	6	3
Otorohanga District	4	2	1	Hurunui District	14	4	7
South Waikato District	3	0	2	Waimakariri District	117	48	100
Waitomo District	1	0	0	Christchurch City	135	174	163
Taupo District	15	13	6	Selwyn District	79	52	63
Western Bay of Plenty District	20	12	22	Ashburton District	31	16	18
Tauranga City	61	46	57	Timaru District	13	11	14
Rotorua District	5	15	10	Mackenzie District	3	4	0
Whakatane District	0	1	8	Waimate District	1	1	4
Kawerau District	0	0	0	Chatham Islands Territory	0	1	0
Opotiki District	0	1	0	Waitaki District	6	4	6
Gisborne District	7	73	10	Central Otago District	9	10	6
Wairoa District	0	1	0	Queenstown-Lakes District	31	33	28
Hastings District	17	24	15	Dunedin City	44	21	23
Napier City	14	23	19	Clutha District	2	6	5
Central Hawke's Bay District	0	6	0	Southland District	8	14	6
New Plymouth District	24	36	17	Gore District	3	1	1
Stratford District	2	1	3	Invercargill City	55	9	6
South Taranaki District	4	0	5	Area Outside TA	0	0	0
Ruapehu District	1	2	4	Total	1513	1509	1478
Wanganui District	2	3	9				
Rangitikei District	0	1	1				
Manawatu District	12	8	6				
Palmerston North City	20	17	14				
Taranaki District	0	1	2				

Each dwelling unit in a housing project is counted separately.
Figures in these tables may differ from published statistics.

Source: Statistics New Zealand

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