

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

Devouring Long Bay: Auckland's urban sprawl continues



2012
regional
round-up



Have an Xmas drink on us!



What's better than free team calling? Free team calling on this.



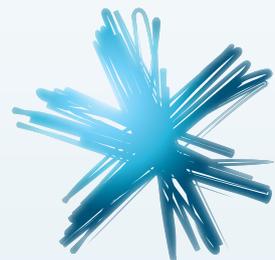
MOTOROLA DEFY™ XT

\$0 Upfront on a 24 month
\$59 (\$51.30 excl. GST)
Smartphone Plan.

- > FREE mobile team calling*
- > 200 Anytime mins
- > 600 Txts
- > 1GB Data
- > RRP \$399 Mobile only

* Fair use policy applies

Call 0800 BUS HUB (0800 287 482) to
connect to your local Telecom Business Hub
(telecom.co.nz/localhub) or call 126.



telecom^{nz}

smartphonenetwork

Smartphone \$0 upfront offer available while stocks last and ends 14 January 2013. Telecom terms, conditions and monthly charges apply. Early disconnection fee or repayment of the mobile phone subsidy may apply if your contract ends early. Free mobile team calling available to business customers on all \$39+ Smartphone Plans, all mobiles must be on the same account. Anytime national minutes, data use and national person to person texting only. Standard charges apply to additional minutes, text and data and can be found at telecombusinesshub.co.nz

inside this issue

RMBF News 4-10

Plenty to be proud of in tough times; Regional Association round-up

Industry News 12-17

Long Bay sections sell fast; Tendering for weathertightness remediation work

Back in Time 20

Find out what made the headlines way back when . . .

BCITO News 20

Connecting construction employers and career seekers

Columnists 21-22

A lot of hot air?; The legal year in summary

Building Consents 23

Monthly building consents by region

The RMBF has plenty to be proud of in these tough times. So says president David Fabish in his monthly column. And he puts a pretty good argument across as to exactly why members can feel good about their achievements during this calendar year.

On the back of that, Association presidents from around the country are telling *Building Today* that they're feeling optimistic about their prospects in 2013.

So enjoy a break if you can, take stock and get positive for the new year, as *Building Today* wishes all its readers, editorial contributors, advertisers, the RMBF and its members, and other industry organisations a very Merry Christmas and a Happy New Year. Have a great festive season, and we'll see you again in February 2013.

Andrew Darlington
Editor



Stage 1 of the Long Bay, Auckland, residential development.

cover story 12



Win a Ryobi 1200W
Compound Mitre
Saw. Page 23



Have a drink on us!
Page 23

Publisher:

Taurean Publications Ltd
P O Box 35 343,
Browns Bay, Auckland 0753

Editor/Advertising Manager:

Andrew Darlington
Ph: 09 478 4888 Mob: 021 90 11 56 Fax: 09 478 4588

E-mail: andrew@buildingtoday.co.nz

BUILDING TODAY is the official magazine of the Registered Master Builders' Federation.

Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of RMBF members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBF and members are not liable for any statements made in Building Today unless otherwise stated.

The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.

1-year subscription: \$57.50 (GST incl). ISSN 1171-0225

chief's chat

by ceo warwick quinn

End of a tough year — what's on the horizon?

Well, the year is almost over and it has been a long hard one — again. Better than 2011 for sure, but still tough.

Many of you will be looking forward to the Christmas break and taking a big breath and hoping for an improved 2013. Indeed, 2013 is looking promising but we are likely to see building activity lift in Canterbury and Auckland while the rest of the country remains flat — although I really hope I am wrong.

Nearly all of you have probably had to cut costs, reduce staff numbers and fight for work. It can be hard releasing staff, particularly if they have worked for you for many years, and I feel for you, them and their families.

But you have indeed survived, and the bottom of the cycle seems to be behind us after new building consent figures hit an all time low last year.



They have been slowly recovering and the mood is more optimistic. But we are picking a continued slow recovery, with spikes in Canterbury as the rebuild picks up momentum, and in Auckland in response to housing shortages there.

That will mean having to continue to be cautious and not lose the ground you have made and what you have learned from the past couple of years.

However, as the market does pick up we are conscious that businesses can be exposed to risks that can create severe financial pressure.

You can go broke going into a boom period just as easily as going into a bust. This is because of several factors relating to not having the systems and staff in place to control a sharp growth phase, and being caught with fixed price contracts that take a while to start but in the meantime costs go up (eg, subbies prices and materials).

There can be difficulty recruiting quality builders to accommodate the growth in work, resulting in building quality suffering. Greater oversight and management is required, including keeping track of greater cash flows and invoices.

Losses on projects can result in a scramble for more work to obtain the cashflow to fund the shortfall. This can be acquired through under-pricing which, of course, is a fatal mistake as the problem only gets bigger and the spiral grows exponentially.

So be very cautious about the allure of more work for the sake of it, and be sure you can control the growth. Just increasing your margins may be another option to increase your income without the stress of business growth.

The RMBF will be developing a seminar series in the New Year to help members in this area.

What do we see on the horizon for 2013? Well, clearly the changes to the Building Act will come into force at some stage. This will see greater consumer protection, including:

- Compulsory written contracts;
- Compulsory disclosure of certain information by the builder before entering into a contract (eg, your LBP status, and whether you can offer a guarantee) so the owner can make an informed choice;
- Greater fines for breaching the Act;
- A compulsory statutory one-year period where the builder must go back and fix any problems;
- The possible introduction of risk-based consenting; and
- The change of the Code Compliance Certificate to the Consent Completion Certificate.

There are many others, but until the final Amendment goes through the House it is a wait and see.

Finally, from me and everyone at the Federation, we wish you all a very Merry Christmas and a safe and enjoyable New Year. See you in 2013.

RMBF Head Office: PO Box 1796, Wellington

Ph: 04 385 8999 or 0800 762 328 Fax: 04 385 8995

www.masterbuilder.org.nz

Registered Master Builders Association Managers:

Ashburton: Kimberley Sexton 027 299 8086
Auckland: Sally Mehrrens 09 302 2894
Canterbury: Katrina Prattley 03 343 9804
Gisborne: Katrina Duncan 06 863 3675
Gore: Jacque Lloyd 03 208 9240
Hawke's Bay: TBA

Manawatu: Kathy Curtis 027 483 1184
Marlborough: Richard Morriss 03 574 1152
Nelson: Karen Lane 021 749 091
Otago: Karen Hamilton 03 488 0460
Rotorua: Amanda Gallacher 07 347 9004
South Canterbury: Trish Harris 03 684 5005

Southland: Jenny Pascoe 027 432 8065
Taranaki: Gary Lord 027 448 2332
Taupo: Rob McKnight 027 444 2420
Tauranga: Lani Christensen 07 577 0628
Waikato: Colleen Walker 07 850 6037
Wairarapa: Angeline Colquhoun 06 378 8008

Wanganui: TBA
Wellington: Gerald Rixon 04 381 2850
West Coast: Lydia Baylis 03 280 9519
Whakatane: Sylvia Bonne 07 323 7718

RMBF Regional Service Team:

Wally Walters: Auckland South, Coromandel, Gisborne 027 480 4055
Grant Hayes: Auckland, Northland 027 285 9516
Bob Bringans: Tauranga, Waikato, Rotorua, Whakatane, Taupo 027 496 1050

Peter Philipson (NZ Regional Service Manager): Wellington (South, Central), North Kapiti, Waikanae, Otaki, Manawatu, Taranaki, Wanganui 027 484 6207
Darryl Fawcett: Wellington (North), Wairarapa, Hawke's Bay, Nelson, Marlborough 027 457 4146

Ian Gould (South Island Manager): Ashburton, South Canterbury, Otago, Gore 027 435 7397
Glen Campbell: Canterbury, West Coast, Southland 027 472 2226

RMBF: Plenty to be proud of in tough times

By RMBF president
David Fabish

We have completed another tough year in the construction industry and now look forward to a Christmas break and an improved outlook for next year.

Registered Master Builder members around the country are reporting a noticeable lift in activity and customer inquiry. It is encouraging that nationwide residential construction activity is expected to increase by perhaps 15% to 20% over the year to June 2013 — the Canterbury reconstruction and Auckland housing shortage being a major part of this.

I have often been told we don't talk enough about what we do well. So how have we tracked through 2012?

RMBF members have traditionally enjoyed good market share across New Zealand but, interestingly, we know through our Guarantee sales that our market share is increasing, regardless of the recession.

This clearly means that discerning clients are choosing to use a Registered Master Builder when, with this current climate, there are options out there.

I congratulate our builders on their resilience through these very tough economic times. We have had remarkably few company failures over the past 12 months, and our commercial members continue to dominate the non-residential sector with the lion's share of the market.

It is great to see how well our new 10 Year Master Build Guarantee suite is being received by our clients. It has proven to be extremely popular, and currently one in three homes built in New Zealand carry the security of a Master Build Services Guarantee.

The MBS Guarantee completely dominates the New Zealand home warranty sector, with four times the market share of anyone else. The staff and board are to be commended for continuing to improve protection for our clients and the settling of claims.

Our complaints process continues to offer clients and builders assistance if disputes occur. Our Regional Service Officers (RSOs) complete great work in new member applications, dispute resolution, assisting members and supporting our associations around the country.

This is a unique service, and I encourage members to be proactive and contact their RSO, through the



Federation, if they would like assistance with documentation, client or business issues.

GSB recently reported more than \$6.5 million spent on discounted goods and services by smart members taking advantage of these beneficial deals since our arrangement started a couple of years ago.

Have you signed up yet? If you would like further information on this please contact your RSO or check the RMBF members' web site.

It was with great pleasure that I recently handed over \$4000 raised by associations and individuals to our Canterbury members in recognition of their hardship through the tragic earthquakes and continuing aftershocks.

Lack of availability of contract works insurance halted the reconstruction work until our MasterSure insurance company worked extremely hard to produce the policies, break the deadlock and be the first company to offer this insurance in Canterbury.



RMBF president David Fabish (right) presents Canterbury Registered Master Builders Association president Clive Barrington with a cheque for \$4000 raised by associations and individuals in recognition of Canterbury members' hardship through the tragic earthquakes and continuing aftershocks.

Interestingly, the very next day all the other insurance companies that had been holding off decided that they had better follow suit. Well done MasterSure.

Our awards programmes — House of the Year and Apprentice of the Year — showcase building excellence and generally lift standards in the industry.

The inaugural New Zealand Commercial Projects Awards have got off to a great start, with 53 entries accepted across a range of categories. Judging is about to commence, and we eagerly anticipate the awards event in May 2013.

I believe achieving a Bronze Award in the House of the Year should be celebrated as, to do this, a property needs to attain 75% of the points available. There is only 15% of 2000 points that separates a Bronze from a Gold award, so builders who achieve Bronze and Silver should be proud, and market themselves accordingly.

It was another successful year for our Apprentice of the Year competition. It's fantastic to see the entrants grow in confidence through their experience with this event, and I encourage all our members to get their apprentices to take part.

I would like to acknowledge and thank the Wellington Association for creating the original concept, which has now grown into such an acclaimed national event.

I would also like to thank the learned gentlemen who have served on our Technical Advisory Committee in recent years. This group has been disbanded, and new

working groups are being formed to carry out this critical work.

I also wish to make special mention of the great work Ashley Hartley has been doing around the country with his Best Practice Guide.

Finally, I would like to thank all our staff, in particular chief executive Warwick Quinn, the RMBF Board, and all Association executives and managers for the great work you do on behalf of our members.

Merry Christmas and have a happy and prosperous New Year.

Leach thrilled to win Supreme status a second time

Phil Leach of PSL Construction Ltd has proven himself as a master once again after taking out his second PlaceMakers Supreme Award at the Registered Master Builders 2012 House of the Year in November.

The company presented the competition judges with a Remuera masterpiece, which judges have described as a work of art built by a master.

"With outstanding craftsmanship and exceptional finishing, this cliff-top beauty is a place to enjoy," they said.

Mr Leach says he was thrilled to win the PlaceMakers Supreme Award for the second time. The company also won it in 2009 with a three-storey home in Glendowie, Auckland.

"I was very surprised! It was unexpected, but it was fantastic to pick it up again," he says.

"The greatest thing about winning this award is the recognition for our staff and subcontractors. They all pride themselves in their work, and it's a big thing for them because they really do enjoy it."

Mr Leach believes winning these awards is a real advantage for the business.

"It is proof for our prospective clients that we can do a great job," he says. "If you've put your best effort into building a home, it's definitely a competition worth entering."

The judges praised the home build for its feeling of comfort as soon as you step inside the door.

"The seamless connections between indoor and outdoor living, presented with a variety of materials and colour schemes, morph together to provide a superb backdrop to the finishing touches by a very discerning owner.

"On a north-facing site, this house is arranged around perfectly connected living spaces that, in turn, create protected east and west courtyards and a north deck and pier that flows on to the front lawn.

"The property boasts flexibility of areas to meet all eventualities, from formal entertaining to family time and relaxing. The main living space stretches across the site, allowing every opportunity to be open to the outdoors,



PSL Construction Ltd won the PlaceMakers Supreme Award and Registered Master Builders 2012 House of the Year with this property in Remuera, Auckland.



From left: PlaceMakers chief executive John Beveridge, Gail Leach, Minister for Building and Construction Maurice Williamson, Phil Leach and RMBF president Dave Fabish.

although still protected from seasonal wind patterns.

"Built to perfection, this home more than deserves to proudly wear the mantle of House of the Year for 2012."

PSL Construction is currently working on a multi-million dollar bach at Langs Beach. The 420sq m, single level, architecturally designed home is another potential House of the Year

winner.

"I would love to enter this house next year if the timing's right, and if the clients are willing," Mr Leach says.

The Awards are made possible through the support of PlaceMakers, James Hardie, Gib Living Solutions, Nulook, Department of Building and Housing, Future-Proof Building and Master Build Services Ltd.

Judges 'incredibly impressed' with Renovation of the Year

Husband and wife team Paul and Helen Riordan were delighted when Riordan Construction's name was read out three times at the Registered Master Builders PlaceMakers 2012 House of the Year in November.

The company was ultimately awarded the PlaceMakers Supreme Award for the Registered Master Builders Renovation of the Year for the transformation of a substantial family home on a stunning site in Matua, Tauranga.

Carefully and beautifully remodelled, builder Paul Riordan says the overall feel of the house was special. "It's a warm and inviting home."

Riordan Construction was also presented with the PlaceMakers Renovation Award over \$500,000 and the PlaceMakers Heart of the Home Kitchen Award.

The competition judges said the renovation is exceptional.

"We were incredibly impressed with the creative enhancement of proportions to allow for the family's changing lifestyle, without moving outside the original footprint," they said.

"The time and care spent to retain the old while introducing the new is evident in aspects such as the relaying of original roof tiles and cobble stones, and the exquisite restoration of fireplaces and handrails.

"This is not only the Renovation of the Year, but a renovation for many years to come."

Mr Riordan says the awards are good recognition for Riordan Construction's efforts over many years.

"It is great to receive recognition for what you do, and it's good to see where you measure up against your peers," he says.

As a long-standing member of the Registered Master Builders, Mr Riordan says it's an organisation worth belonging to.

"I had no idea about contracts when I was starting out 14 years ago, so having the system there ready to help you is really helpful," he says.

"Having the back-up of the RMBF with contracts and guarantees is great, and it's also a great way to market yourself."

Riordan Construction is currently working on



Riordan Construction Ltd won the PlaceMakers Supreme Award for the Registered Master Builders Renovation of the Year with this renovation in Matua, Tauranga.



From left: Paul and Helen Riordan, PlaceMakers chief executive John Beveridge, Minister for Building and Construction Maurice Williamson and RMBF president Dave Fabish.

a 760sq m new build in Tauranga, which Mr Riordan says has timber weatherboards and double hung timber windows.

"We try to do a couple of projects a year, which allows us to give our clients a more personal touch. We have always wanted to be a smaller, hands-on company in the high-end homes market.

"Having a good relationship with the client always helps the project go well," he says.

Mr Riordan says we can expect to see his next entry in 2014's House of the Year competition.



Principal sponsor



Associations optimistic

It's been another difficult year for the New Zealand construction industry, but renewed confidence points to a much improved 2013 for builders, subcontractors, manufacturers and suppliers to the industry.

Building Today canvassed Master Builders Association spokespeople for their views on the past 12 months and their region's prospects for 2013. We received these replies:

SOUTH CANTERBURY

Richard Geary

South Canterbury has experienced roughly a 5% to 10% increase over the residential and commercial sectors during 2012.

Builders and subcontractors have been readily available to do the work that has taken place in 2012, with the major project being a \$22 million swimming pool complex in Timaru. There are also a number of bulk storage sheds under construction in the industrial area of Timaru.

We are very positive for the outlook for 2013, with the Canterbury rebuild gathering steam and drawing on local resources.

As well as that, investors could possibly look at coming south with cash-settled claims. Many companies are finding they are unable to reinvest in Christchurch because of the many complications they're facing, including rezoning of land, the high cost of reinstating buildings and reinsurance.

WAIKATO

Steve Brown

Commercial activity has increased over the past year, while residential sector activity has also increased slightly.

The feeling is that there will be an increase in activity in the Waikato area next year, and we feel that fewer local council planning restrictions would encourage this.

Projects either completed or under way in our area include the OP&RS (\$25m), Citygate (\$12m), a new Les Mills gym (\$2.5m), HomeZone on Home Straight, Te

Rapa (\$7m), Turangawaewae Marae (\$2m), and Royal Foundation of the Blind (\$1m).

TAURANGA

Brian Foster

I think activity has increased in our region although, until recently, permit numbers have been similar to last year. The past few months have seen a big increase in permits at the council which will flow on to the builders in the next few months.

We haven't noticed any labour shortages as most builders are still struggling to get consistent workloads. I do know of some tradesmen going to Christchurch and some to Australia though.

I am positive about next year. It looks better with the increase in permits, and most of the people I have talked to have more work coming up.

The increased cost of scaffolding single-level roofs for edge protection will be another tax on people's already stretched budgets — and the Government is supposed to be making housing more affordable?

There is a major port extension under way, worth around \$15 million. The Ryman Healthcare home is still under way in Bethlehem, and a new office block on the corner of Elizabeth Street and Cameron Road has just opened.

GISBORNE

Kath Kitchen/Francis Yates

Residential and commercial sector activity has decreased by around 30%. We're fed up with out of towners encroaching on our space — at one stage six building companies from out of town were undertaking

commercial work in Gisborne.

Joiners and painters seem to be busy but plasterers, plumbers and electricians have all said that work has dried up. There is no shortage of skilled labour, and most subbies are very responsive at the moment.

There is a lot of education work that has been tendered recently. Again, out of towners priced it with a couple of locals, but there were huge requirements for bonds on this work, making it difficult for smaller companies. All the work came out at once, and will start in the New Year.

Earthquake work has now been completed, and franchise homes at a set price are being built in one subdivision, but there is very little in the way of architect-designed new homes in sight.

We're finding that lower interest rates are only good if held for a period of time because the uncertainty of increases puts people off.

Legislation on resource management and local government improvement that would help our industry is some way off, if it ever happens. The Government is demanding house prices come down, but at the same time introducing legislation that increases costs — for example, fire fighting ability on rural properties, double glazing on all new homes and alterations, edge protection and scaffolding to new homes, and many other items that builders are required to undertake.

Apprentices only get employed when the work is there. As much as the Government wants to increase apprentice numbers, getting good candidates is an ongoing problem. Many seem to be on another planet or lost in space.

Major projects under way or completed in our area include a medical centre, the Farmlands building, BNZ Bank building and the corrections building.

about 2013 prospects

WHAKATANE

Martin Van Der Aa

Activity has decreased in the residential and commercial sectors, and builders and subcontractors have been leaving the district to find work.

Currently there are some major commercial projects under way, including the Baptist Church which has been under construction for approximately five months, and the new hospital and upgrade worth \$65 million.

2013 is already looking brighter in the residential sector with a lift in enquiry, and I am feeling more optimistic. Interest rates are always a focus for consumers, as is job security, which all impact on being able to sell their existing home so they can get into a new one.

Any moves by Government to reduce the legislation would be positive and helpful. Simpler consenting processes would also help. I believe a central consenting body would improve consistency and

remove personality from the process.

Apprentice training is always important, but I believe the current model of creating more schools for training is counterproductive and very costly, and the only one winning is the provider.

A return to the scheme of subsidising the employer so as to provide on-the-job training, and providing support to the employer and apprentice, with employment contracts etc, is far more productive as the apprentice is already at work, and the employer is less reluctant to take an apprentice on.

WELLINGTON

Wayne Robinson

We would say that activity in the residential and commercial markets has increased this year. Both markets are still very keenly contested though, with minimal margins making it a tough market still.

We get a mixed response from our residential builders — some are very busy, while some are just steady.

Commercial builders are surviving on smaller projects than they would probably prefer, but works levels are steady. Builders are having to stand in the tender market as there are very few negotiated projects.

We are finding — certainly in the commercial market — that subcontractors are getting busier and are starting to be more selective in the work they price and undertake.

Some trades are very busy, mainly those related to structural strengthening works.

We are upbeat about future work prospects. The level of enquiries seems to be increasing for both the residential and commercial sectors.

While we are not seeing the large commercial projects of five years ago, there seems to be a steady flow of medium-sized projects. We are hopeful of a positive 2013 for all.

I do a quality job – and I can guarantee it

Being able to offer the Guarantee is a really big plus for Simon. He says that whether people are building or renovating, they're making a huge investment and it's great to have the chance to show that he stands by his work.

Registered Master Builders provide him with all the tools he needs to tell people about the Guarantee options and help them work out what's best for them.

He says it's not the only great thing being a Master Builder – the savings he can get on products and services and the opportunity to enter House of the Year are just two of the other fantastic benefits.

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

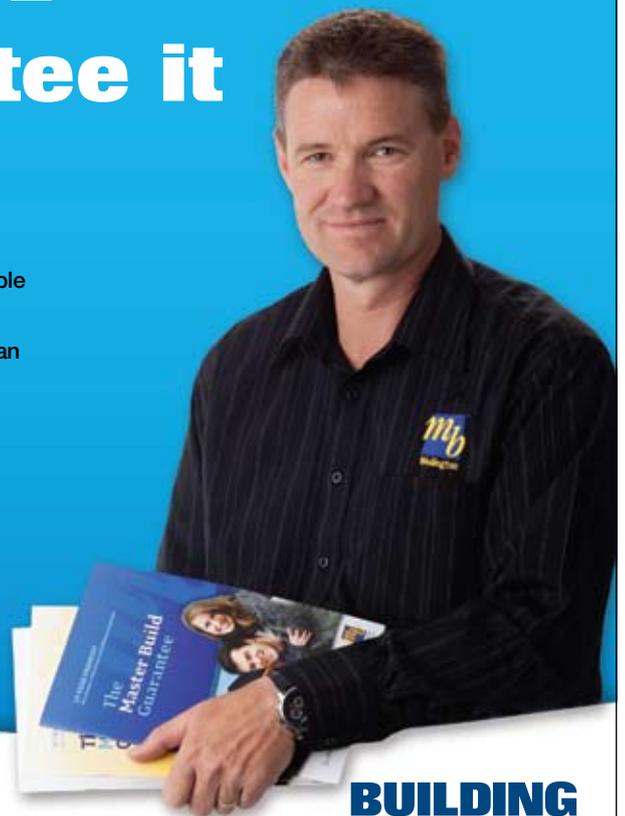
DID YOU KNOW ?

Proposed changes to the Building Act make it highly likely that it will be compulsory for builders to disclose to their clients whether or not they can offer a product like the Master Build Guarantee.



MASTERBUILDER.ORG.NZ
0800 762 328

BUILDING EXCELLENCE



"I've come to grips
with building
in steel and seen
the benefits."

COCKSY - BUILDER



Visit axxis.co.nz/videotips for Cocksy's AXXIS video tips

DISCOVER ANOTHER WAY TO BUILD

With a few jobs under his belt, Cocksy's now just as confident building with steel as he is with timber. Check out the video tips at www.axxis.co.nz/videotips to learn some of the skills and tools needed to make it easy working with steel framing. You'll never turn away a steel framed job again!

Axxis[®]
STEEL FOR FRAMING



'Awesome outcome' for shocked James

James Poore was shocked when his name was read out as the Registered Master Builders Carters 2012 Apprentice of the Year.

The 22 year-old carpentry apprentice from Mairangi Bay, Auckland, had told his friends and family before the national event that he had already done himself proud by winning the

Northern region competition, never expecting to take out the top prize — a classic case of under-promise and over-deliver.

"I never expected to win, not at all. I told everyone I'd be happy if I came in the middle of the bunch at nationals, but it turned out to be an awesome outcome," James says.

Being involved in the Apprentice of the Year was a valuable experience for James, and one he believes other young apprentices should have a go at.

"The competition gave me a lot of confidence, and people around me recognise it. I learned a lot, especially how to talk confidently about myself without sounding arrogant. You've got to learn what your good traits are, and also know what your shortfalls are, because that's important too."

James first got involved in Apprentice of the Year in 2011. His employer at Harbour Construction encouraged him to enter, and he ended up taking out third place at the regionals. But he was inspired to have another go and better himself in 2012.

"I was really keen to enter again, because I wanted to win the regionals. I was really self-motivated," he says.

And that motivation paid off. After an intensive 45-minute interview with four national judges, and a gruelling half-day practical test, James eventually went home from the national final in Wellington with a \$5000 Carters Business Tools Grant towards furthering his career, an Irwin hand tool package worth \$1000, an Apple iPad and the winning trophy.

He also got a ticket to one of the building industry's most esteemed events — the Registered Master Builders PlaceMakers 2012 House of the Year, an event which James is inspired to be a part of one day.

"House of the Year is always something I have wanted to take part in. I started off working in residential housing, and while I'm doing more commercial and high-end fit outs now, housing is where I came from and where I want to go back to," he says.

"I'm about to head overseas for a couple of years, but then I'll come back and look into doing my own thing, maybe starting my own company. Or I might try and get more site managing experience and try to step into a management role. I don't really want to get off the tools, but that's where the money is, and it's the best way forward."

Whatever decision James makes, it is certain that he will succeed in his career.

The Apprentice of the Year competition is owned and managed by the RMBF, sponsored by Carters, in partnership with the BCITO, and supported by the Department of Building and Housing.



From left: RMBF president Dave Fabish, James Poore and Carters chief executive Paul Bull.



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

St John First Aid Training will make sure you're able to make a difference when there's an emergency. Our First Aid Level 1 Course complies with NZQA and takes just one day. It can be taken either at St John or on your premises, if you want to get the whole team involved. Refresher courses can even be completed partially online to save time away from the building site.

Book now!

0800 FIRST AID (0800 347 782)
www.stjohn.org.nz/First-Aid

*Department of Labour, Construction Action Plan 2010-2013



St John
first to care

Resene 
Construction Systems



Merry Christmas

We would like to thank you for your continued support over the year and the staff at Rockcote wishes everyone a very merry & relaxing Christmas.

ROCKCOTE
advanced construction

graphex.

INTEGRA
LIGHTWEIGHT CONCRETE

Seismolock  **GRC**

 476
477
500
681
FP5 .CO.NZ
FUTURE-PROOF BUILDING

www.rockcote.co.nz
0800 50 70 40

news

Long Bay sections sell fast



The Long Bay, Auckland, residential development is well under way. The 18-stage, 162ha development will eventually contain approximately 2500 dwellings, and Stage 1 sections with an average price of \$450,000 have sold out.

New Zealand's newest coastal residential development at Long Bay on Auckland's North Shore was officially opened last month following unprecedented demand for sections on the stunning site, less than 30 minutes' drive from Auckland's CBD.

Developed by Todd Property Group, Stage 1 sections with an average price of \$450,000 have sold out. A further three stages will be released for sale early in 2013, with the first residents expected to arrive late next year.

While sections are being snapped up, 13 show home builders are busy planning New Zealand's first "show home street", which will be lined with 14 custom-designed homes set to open in mid-2013.

The 18-stage, 162ha development will eventually contain approximately 2500 dwellings, but much of the site will be open space, including extensively landscaped areas, parks, reserves and newly-planted wetlands.

The development of the site was originally challenged in the Environment Court by environment groups and residents who wanted the area to be retained as parkland adjoining the existing Long Bay Regional Park.

Todd Property Group managing director Evan Davies says because of the intense scrutiny the development was under, it was "terrifically important we responsibly reflected those concerns".

He says protecting the natural beauty and allure of Long Bay has been paramount in developing the site.

"Long Bay is one of Auckland's most beautiful beaches, with tens of thousands visiting each summer. A significant amount of land will remain dedicated to the regional park," Mr Davies says.

Ahead of the development's opening, architectural finishing touches were made to the Awaruku Bridge and "cattle stop" entry marker, inspired by the land's farming heritage.

Within the development, the new Long Bay Cafe offers panoramic ocean views, and the sales and information suite features a large 3D model of the planned site.

A Mercedes-Benz that's priced like a van.



Introducing the all new Mercedes-Benz Vito WORKER range. Owning a new Mercedes-Benz van is now more affordable. With 4 models ranging from the 110C Compact to the 122L Long Wheelbase with V6 3.0L Turbo Diesel engine, there is a Vito WORKER van perfect for your business and for your budget.

Tough on the outside, stylish on the inside, the Vito WORKER range is now available for those who recognise a great business opportunity when they see one.

Make a Vito WORKER van the newest tool for your business. Call 0800 MBVANS to find your nearest authorised Mercedes-Benz Van dealer. www.mercedes-benz.co.nz/worker



Mercedes-Benz

NZIA holding professional training sessions at designex 2013

The New Zealand Institute of Architects (NZIA) is hosting the 2013 NZIA Continual Professional Development (CPD) seminars alongside New Zealand's leading building and construction industry event, buildnz designex 2013.

Buildnz designex has been running for more than 26 years serving the building, architecture, design and specifier sectors with a biennial three-day exhibition of leading products and services providers, and complimented with seminars for ongoing professional training requirements.

NZIA chief executive Beverley McRae says it made sense to align the seminars with buildnz designex, given the large numbers of architect members (and sponsor partners) historically attending the industry event.

Ms McRae says the NZIA will be delivering a seminar

line-up from leading architects, specifiers and build designers across New Zealand and Australia.

"There is a serious pipeline of work in the build, design and architectural services, and the landscape has never been so challenging," she says.

"Consider the issues facing our sector — we have the Christchurch rebuild, the growing lack of supply of new home builds in Auckland, and the nationwide rework addressing leaky buildings. All of these issues on a standalone basis are creating a major challenge for the wider industry in the coming years.

"Consider also the strong pipeline of commercial build projects, and these are very exciting times for the industry, but also times where we must ensure everyone involved is delivering a world-class standard of work."

Organisations already closely aligned to buildnz designex 2013 include the Registered Master Builders

Federation, Certified Builders Association of New Zealand and BRANZ.

The Registered Master Builders Federation hosted its own conference at the last buildnz designex.

Other initiatives in 2013 will include:

- NZIA CPD Days — two days of seminars attracting more than 500 member architects;
- RMBF-lead build seminars — three days of seminars targeted to New Zealand builders;
- SPLASH feature — pools and spas;
- 200+ exhibitors expected from leading build, design and interiors companies; and
- Visitor promotions where one lucky attendee will win a brand-new Ford.

Buildnz designex 2013 will be held on June 23 to 25 at Auckland's ASB Showgrounds in Greenlane. The event is expected to attract more than 5000 trade visitors.

Looking for a site saw that'll last? We've found you one!



QUALITY WITHOUT COMPROMISE



For years Jacks bought you the Scheppach TKU. Unavailable for awhile now, we've been hunting for a suitable replacement. Finally we've found it.

From Germany, Avola are the market leaders in circular building site saws, with over 50 years experience.

The TZV315W is a **solid, dependable** and **portable** saw that will give you years of quality service.

We should know.

Jacks - trusted by tradesmen for over 65 years

Features

- Adjustable cross and rip fences, hinged
- Strong, torsion-resistant frame, completely galvanised
- Blade rise, fall and tilt
- 315mm blade with 90mm cutting depth

Options

- Table extension 1030 x 750mm, 1200mm rip capacity
- Wheelkit

Call 0800 522 577
www.jacks.co.nz

19 Allens Rd, East Tamaki, Auckland
159 Ferry Road, Christchurch





**A FREE
ROOF!***

ColorCote® is giving away SIX new roofs or spouting systems in the ColorCote® 'On the House' promotion. (worth up to \$20,000 each)

PLUS!

If you are the installer of a winning ColorCote® roof YOU WILL WIN \$2,000 OF TRAVEL to the destination of your choice anywhere in the World. SIX TRAVEL PRIZES TO BE WON!



* Conditions apply.



**TO ENTER
GO TO:**

For further information, or to enter the ColorCote® 'On the House' promotion visit:

www.colorcote.co.nz



Weathertight remediation: A quick

Article 4: Tendering for weathertight remediation work

By builder [Harry Dillon](#)

This is the fourth in a series of articles based on a number of workshops on weathertight remediation for builders which the Ministry of Business, Innovation and Employment – Building and Housing Group has been running at centres all over New Zealand.

This article will be looking at some of the considerations when tendering for a re-cladding project. I will be sharing some of the expensive lessons I have learnt remediating hundreds of New Zealand homes.

In the current market where rates and margins are being squeezed, it is even more important that we are aware of what we are getting into, and that we minimise the unknowns so we can preserve our margin.

Let's face it, the market is largely price driven, so in order to try to level the playing field with other builders less experienced in tendering, it's important to be clear about what has and hasn't been allowed for and why.

This alerts the designer and client to things they may not have considered, and

that other tenders may not have included. This helps minimise variations and unknown costs blowing the budget, and reduces the chances of a dispute.

Clearly outlining timelines allowed for each section of the build process assists not only with internal pricing clarity, but also with extension of time claims, considering the common downtime that can occur on such projects as various parties document the building failures or are waiting on remediation design clarifications.

Site access and storage can be more challenging on remediation projects due to the nature of the works and the fact that the site is mature with neighbours, fences, landscaping and possibly a swimming pool.

These, along with the scaffolding set-up, have a critical impact on site productivity and, therefore, a builder's bottom line, and are rarely covered in a set of contract documents.

Careful consideration of the distance at which scaffolding is set up from the building for easy removal, and reinstatement of the cladding and windows as well as access points, can make a significant difference to on-site efficiency.

Plan carefully when the most effective time will be to erect the scaffolding if concrete nibs are to be installed or decks re-laid and waterproofed.

Has time been allowed to frequently empty water from and re-tie the tarpaulins and side mesh to the scaffolding after inclement weather over the project's many weeks? Will there be scaffolding changes required during the project?

The use of contractors for parts of the project such as cladding removal not only fixes a difficult to quantify cost (especially tip site unfriendly EFIS), it also means a messy and unpopular job is not being done by site staff.

Contract documents may or may not mention the re-use of some items such as spouting, insulation or downpipes. But how practical is this with the new cavity cladding thickness and damage-free storage? Are roof extensions required or thought of? Will the stormwater downpipe risers have to be moved?

The new cladding thickness and weathertightness details will probably result in the windows having to be re-installed and re-jammed, with some territorial authorities requiring the sealing and re-mitering of re-used joinery.

In these cases, can a 15-year durability warranty be provided or is a better long term solution to replace the windows with new ones?

Other issues that need to be considered are:

- Will additional framing need to be installed for a new cladding system?
- The need to straighten an existing structure to meet any new cladding warranty requirements is difficult to determine pre-start.
- Non-compliant work discovered during remediation is commonplace. How has this been allowed for?

Preliminary and general costs are often significantly higher than on standard projects. The additional paperwork, supervision, liaising with the various experts (including both the client's and potential defendants') and the collection of detailed information on the cost breakdown of each of the building points of failure can take significant time and money.

Due to the nature of the works, making good can be a major potential cost and cause of dispute. This can be reduced with a thoroughly documented pre-start survey.

Whether the client is staying during the works can have a considerable impact on the project in many ways, which we will investigate in future articles.



Experienced Foreman

Mike Greer Hills specialise in hill and architectural home building in Canterbury. Due to growth, we are seeking an experienced Foreman to lead our hill and architectural build projects.

Duties & Responsibilities

- Leading a carpentry team to ensure high quality workmanship
- Building and managing on-site hill build processes and working to ensure project timelines are met
- Work to plans and liaise with Senior Project Managers
- Build relationships and oversee other contractors on-site

Skills & Experience

- Experience in the construction or building sector specifically architectural or residential hill builds
- Strong leadership and supervision skills
- Good communication skills and the ability to build good relationships
- Current LBP and Site Safe tickets
- Solid Foreman experience

In return we can offer you a great salary, company vehicle and the opportunity for further career development.

If you think you have the energy and passion to join our progressive team, apply now by sending your CV to kate@mikegreerhills.co.nz

www.mikegreerhills.co.nz

introduction for builders

In this instance, cleaning the affected areas every day because a client is living there can accrue a significant cost. What is the client's expectation regarding a third party warranty, and can it be provided?

If a builder allows for all of this will they get the job, because other tenderers may not have? If they don't, and these costs are going to be incurred, do they really want the job?

Wrap up:

The next article, written by Geoff Hardy from Madison Hardy Lawyers, will be about managing your risks from a legal standpoint.

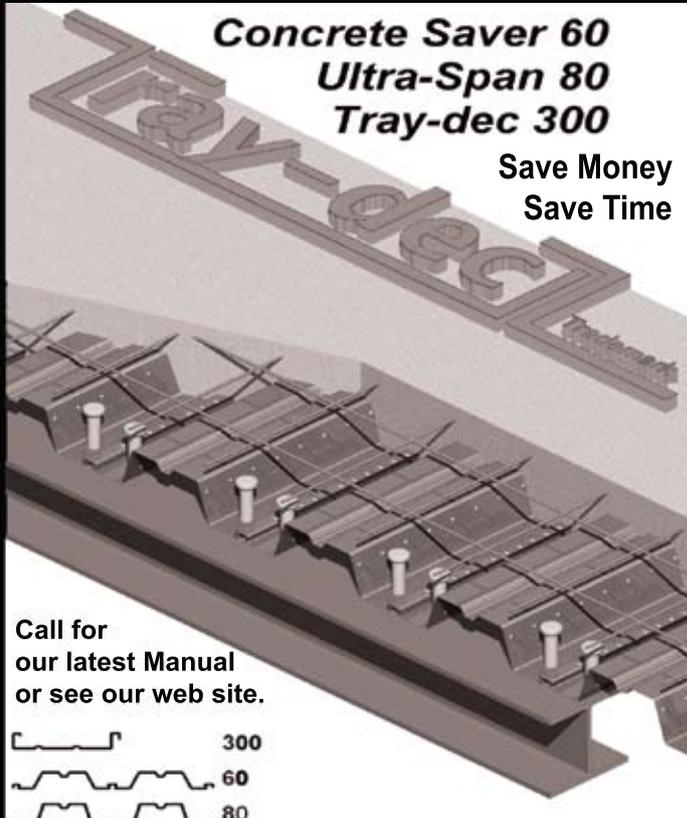
Suggested follow-up areas for more information:

- Building & Housing web site: www.dbh.govt.nz/ws-info-for-building-professionals
 - The B & H publications
 - Guide to Remediation Design
 - Guide to the Diagnosis of Leaky Buildings
 - Dealing with Timber in Leaky Buildings
-
- About the author: Harry Dillon has been involved with the repair of more than 300 homes as a builder over the past 10 years. This article represents Harry's views which may not necessarily be the same as the Ministry's.

www.traydec.co.nz

Concrete Saver 60
Ultra-Span 80
Tray-dec 300

Save Money
Save Time



Call for our latest Manual or see our web site.



300

60

80

Traydec NZ Ltd
 46 Patiki Road
 Avondale
 Auckland

Telephone: 09 820 9133
 Fax: 09 820 9131
 Email: traydec@xtra.co.nz

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)



By becoming a Lifemark[™] accredited partner you are establishing your business as a specialist in this growth area.

To find out more about how Lifemark can benefit your business visit

www.lifemark.co.nz | 0800 Lifemark

www.buildingtoday.co.nz

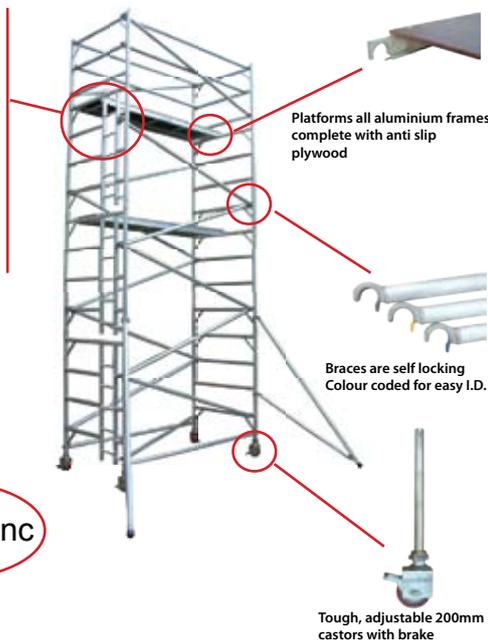
MOBILE SCAFFOLD TOWER AJJA 5000 SERIES

New Zealand's Most Affordable 5.0mtr Scaffold Tower.

Frames

- Built from 2.0mm 6061 T6 aluminium
- Fully welded for maximum strength & Lifetime guarantee on welding
- 400mm transom centres
- Integral ladders built into the end frame for safe access

Complies to Australian & New Zealand Standard AS/NZS1576:1995



Platforms all aluminium frames complete with anti slip plywood

Braces are self locking Colour coded for easy I.D.

Tough, adjustable 200mm castors with brake

\$3695.00 inc



Ph 0800 360 009

Business Hubs keep rolling out

The past 18 months has seen a roll-out of Telecom Business Hubs throughout New Zealand, with Hubs in 29 regions servicing Northland right down to Southland.

The Business Hubs have been set up to service business customers at a local level. They are staffed by business telecommunications experts whose job is to further understand their customer's business needs and ensure they are getting more value for money from their telecommunications services.

Their advice is free, and their services include:

- One-to-one conversations at customers' premises, at a time that's convenient to them;
- Helping select the right landline, mobile and online data back-up solutions; and
- Regular business communication health checks to make sure customers are always on the right plan.

The Telecom Business Hub community is an energetic group of like minded Kiwi businesses, whose people are passionate about realising their ambitions and sharing successes. It is their job to understand your business and industry, and how they can tailor the right telecommunications tools to help you succeed.

Giving a "face" to Telecom business customers and being their one point of contact in the region has already proven to be a success.

To find out more and book in for a free telecommunications health check, call 0800 BUS HUB (0800 287 482) or visit www.telecom.co.nz/localhub to find a Telecom Business Hub near you.

Build your business around **DATABUILD**

The complete business management software system for the **Building & Construction Industry**. Manage all facets of your business, whatever the size.

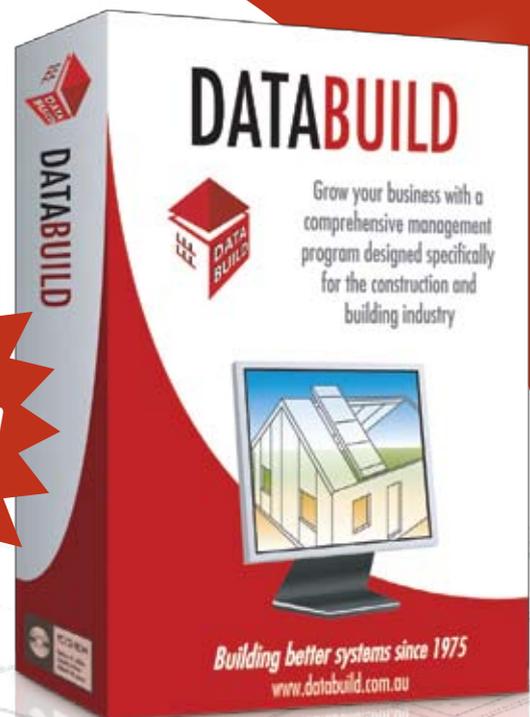
- Sales
- Estimating
- Production
- Scheduling
- E-commerce
- Administration
- Accounting

Stay in control of your building business with **DATABUILD**

Over 3000 systems sold in Australia and New Zealand!

CALL US TODAY ON
0800 080 009

www.databuild.co.nz



DATABUILD
building better systems since 1975

Trades Coaching — think you have what it takes?

By Trades Coaching New Zealand director Terry Sage

You may have last read about Trades Coaching New Zealand (TCNZ) at the start of 2012, so why, you might ask, has it taken nearly 12 months to see more?

Well, when an idea turns into a viable business model, in the mind of the entrepreneur the business is going to be an instant success.

However, reality often plays a part in that success and — if we take out the emotional side of a business — one of the main questions that determines the level of success is: Does the market actually require your product or service?

The strategy for TCNZ was to introduce its concept to the construction industry via *Building Today*, gauge the interest and either build on that interest or reformulate the strategy if needed.

The past 11 months has certainly been a build period and not a rethink time. The interest TCNZ has generated has been hugely encouraging, and it has indicated that the formula is right and that the industry in general is crying out for this type of business support.

Talking with industry suppliers and organisations

TCNZ is currently in talks with many construction industry suppliers, governing bodies and training organisations. We also have very interested parties going through the due diligence phase of becoming a TCNZ coach.

So what does all this mean? It means we have carried out our homework correctly, and 2013 will be when the construction industry will start to see the TCNZ name and TCNZ coaches popping up nationally — with more and more support from recognised and trusted industry icons.

However, it's not all roses and light because within any business with rapid success comes infrastructure pressures and, if demand overtakes supply, several unwelcome scenarios can arise.

The quality of service or product declines, or the price increases because the demand is so high. Neither of these scenarios are acceptable to TCNZ which has strict codes of quality within the training of our trades coaches and the delivery of our coaching services.

Also, cost is crucial to the sustainability of any business — including ours and our clients'.

Recruit, recruit, recruit

So step one for TCNZ is to recruit, recruit, recruit. Obtaining clients is not normally an issue, and the response from the industry has been encouraging enough to indicate that this will continue to be the case.

To service the influx of potential clients, TCNZ will need a fully trained network of coaches in place by mid to end of 2013.

So our question to you is, are you looking for a career change? Do you want to stay in the construction industry and use all your knowledge and experience to help other people? Do you want to not employ people anymore. Do you want to work your own hours? Do you want to earn a very desirable income? Started to think yet?

Do you think you fit the following criteria?

- Business ownership experience;
- Basic accounting skills;
- Knowledge of marketing strategies;
- Good planning and foresight skills;
- Ability to implement systems;
- Effective communication skills;
- Great time management skills;
- Basic IT skills;
- Prioritising skills;
- Self-motivated;
- Great listening skills and empathy;
- Professional image with enthusiasm and optimism;
- Team player; and most important
- The attitude to succeed.

If this sounds like an opportunity you want to think about over your Christmas break, or if you would like to know more about it now so you can dream about it over your Christmas break, contact TCNZ and ask for our initial information pack.

Become a fully-trained Business Coach

There is an opportunity to be a part of Trades Coaching New Zealand Group and become a fully trained business coach.

We are looking for builders and trades people who want a change in life. If you have owned and operated a successful building business, have a good insight in business practices, have exceptional communication skills and have a desire to take home a great income, we want to hear from you.

If this sounds like you, then contact us today!

Phone: (09) 434 3180

Email: info@tcnz.net.nz

www.tradescoachingnewzealand.co.nz



Trades Coaching
New Zealand
THE BUSINESS SIDE OF CONSTRUCTION

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:

▪ In his monthly column, NZMBF chief executive Trevor Allsebrook said the RMBF had taken a bold forward-thinking step by deciding to financially support the newly-formed BCITO by meeting its membership costs for Registered Master Builders.

As an additional benefit, all RMBs automatically became members of the BCITO.

15 years ago:

▪ The NZMBF's 1997 House of the Year television show was a huge ratings success, eclipsing *Holmes* and *The Garden Show* in the Federation's target audience of viewers aged 25 years and over.

The programme maintained its top ratings during all four quarters of the show, indicating that once viewers tuned in they stuck with it.

10 years ago:

▪ The Weathertightness Overview Group appointed by the Building Industry Authority (BIA) said leaky homes syndrome was a "major crisis" in the industry, and that more regulation might be required.

Chairman Don Hunn released the third and final part of a report in which the Overview Group acknowledged that "it has taken a major crisis in the industry to expose deficiencies in the legislation which, in many cases, are quite subtle".

▪ Deputy Prime Minister Michael Cullen announced the Government was to make changes to the BIA, saying the organisation would come under the Ministry of Economic Development and be supervised by a three-person advisory group.

He said the Government would move the construction industry back to a regulatory regime that was in the "sensible centre". It had previously swung too far towards less supervision, he said.

5 years ago:

▪ The Eden Park Redevelopment Board announced the provisional appointment of Fletcher Construction as the preferred contractor for the re-construction of Eden Park for the Rugby World Cup 2011.

Board chairman John Waller said the appointment was made several weeks ahead of schedule in order to give Fletchers an early opportunity to participate with the project team in the remaining three design stages of the park prior to demolition and construction commencing in August and November 2008 respectively.

www.buildingtoday.co.nz

BCITO connects construction employers and career seekers

As the demand for up to 30,000 construction workers in Christchurch picks up, the Building and Construction Industry Training Organisation (BCITO) is connecting employers with eager career seekers.

A dedicated team has been assigned to match employers who have registered their need for apprentices with those keen to start a career in the construction industry. Many are starting their building apprenticeships with the BCITO direct from school.

BCITO chief executive Ruma Karaitiana says builders in Christchurch are screaming out for good apprentices.

"Builders need all the talent they can get right now so it's a great time for career seekers to start an apprenticeship in this bustling industry," Mr Karaitiana says.

"The BCITO can facilitate this by putting career seekers in contact with builders in Christchurch — it's a win-win. We're placing people directly from school, as well as those who have done pre-trade training," he says.

The BCITO has signed up 600 new apprentices in the Canterbury region this year, and that demand is expected to grow significantly given the 30,000 people required.

"There are excellent career prospects in the building industry for dedicated people who want to get ahead," Mr Karaitiana says.

Apprentice builder Josh Grassam, 18, found work in Christchurch with the help of the BCITO job matching service. Josh said he chose to undertake a BCITO apprenticeship so he could learn on the job.

"I can learn straight from my employer, and learn exactly how he likes things done," Josh says.

It didn't take long for Josh to land a job after filling out the "Looking for Work" form on the BCITO web site. He registered his details in November 2011, and was in a BCITO apprenticeship with Christchurch builder Greg Maw Builders by March 2012.

"The BCITO put me in touch with Greg, I had a chat with him, and shortly after that went for an interview. A week later I had started work," he says.

Josh is now learning on the job while working on earthquake-damaged homes in Christchurch.

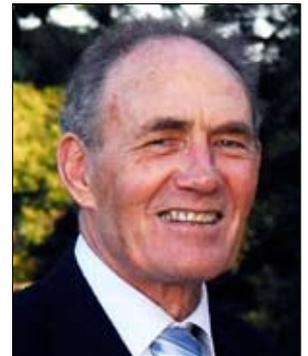
There are currently 1100 people in apprenticeship training through the BCITO in the Canterbury region.

Career seekers interested in an apprenticeship can register their interest at www.bcito.org.nz/lookingforwork, or get in contact on Facebook.

Employers in the construction industry looking for apprentices can call the BCITO on 0800 442 486.

A lot of hot air?

Architect **Don Bunting** rattles off some more random observations about the construction and associated industries. This month: Just how environmentally-friendly are modern day “heat pumps”?



I recently read an article about an award-winning holiday home that stated breathlessly “the total floor area is only 270sq m”. Some holiday home, being twice the size of my own 3-bedroom town house. Still, if that’s what floats your boat, why not?

More concerning — and the article was headed “working with nature” — was that among a number of highlighted features were “the installation of five heat pumps in . . . the bedrooms, lounge and kitchen”.

I sometimes wonder how we have reached the point where so-called heat pumps are seen as a positive, even environmentally-friendly feature.

For many years I arranged the installation of what were described as split-system or reverse cycle (heat in winter and coolness in summer) air conditioning units into leased commercial buildings.

This was an economic way of providing acceptable working conditions in offices throughout the 80s and 90s where a central ducted system was inappropriate for short-term leased space.

I have no doubt that the modern split system unit, now always promoted as a “heat pump”, is more efficient than those I installed by the hundreds during previous decades. However, I’m not convinced that they can be called environmentally friendly when used as a residential heating/cooling system. I’m not even sure they can be called a heat pump.

For a start, the whole idea of air conditioning a home in New Zealand’s mostly mild climate knocks it out of the park before you even consider its efficiency.

Simple fact: If you have it you will use it. If you install air conditioning you will use it and soon find that you cannot accept even the slightest discomfort during winter or summer. You become accepting of a standard, even temperature of 20°C of artificially filtered, dehumidified air, and soon nothing else will do. Brisbane yes. The North Island of New Zealand? Hardly ever.

I accept that for some people air conditioning helps compensate for a badly insulated home, reduces condensation if the house is poorly ventilated and reduces allergic reactions from pollens. But environmentally friendly? Not even close.

And are those glossy wall-mounted air conditioning units, touted on television by a range of past and

present sports stars, really heat pumps? If you can call a compressor a pump and you can describe an air-sourced condensing unit in that way then maybe you can — just.

Air-sourced heat pumps are relatively easy (and inexpensive) to install and are, therefore, the most widely used type of heat pump.

However, they suffer limitations due to their use of the outside air as a heat source or sink, plus varying efficiency under different and changing weather conditions. Sounds like most of New Zealand doesn’t it?

Arguably the weakest part of the equation is that the typical residential heat pump installation does not, on its own, provide a source of fresh air — and certainly not filtered fresh air.

Being, by its very nature, a non-ducted, recirculating system, it requires the home owner to open windows and doors if they don’t want to simply recirculate the same stale air over and over again.

This rather reduces the reason for having air conditioning in the first place, and certainly reduces the efficiency of the installation.

Another concern with residential air conditioning systems is the potential for home owners to overlook the need to maintain both the air handler and the condensing unit on a regular basis.

If filters are not regularly cleaned and replaced, and pumps and heating elements not serviced, the efficiency drops alarmingly.

The rather negative results of a recent BRANZ survey on general home maintenance does not help instil confidence in our ability to wash down walls regularly, let alone manage a

maintenance regime for something that, on the surface, at least trundles along happily for years.

As I walk around my inner-city Auckland suburb, I see a growing number of condensing units sitting outside 19th Century cottages and villas.

The statistics show that we are not that good at insulating our older homes, even with the quite generous government subsidy available. Again, the efficiency of an air conditioning system is significantly compromised if the space it serves lacks insulation.

Nevertheless, I understand the attraction of being able to switch on a heat pump and instantly bask in warm, dry air in winter and cool air in summer. Just don’t try to convince me it’s helping the environment.

Window Control Systems

A division of Eden Group Ltd



D+H Ventline Dual Window Drives

D+H

Smoke & Heat Ventilation
Facade & Skylight Control
Controlled Natural Ventilation
Interfacing with BMS

Showroom: Harold St, Mt Eden, Auckland

www.windowcontrols.co.nz

P O Box 108 171, Symonds St, Auckland
Phone 0800 2 Control Fax 09 638 8588
e-mail: andrew@edengroupltd.co.nz

The year in summary – Off the cuff

Tim Bates of Auckland law firm Legal Vision looks at some of the issues he and his colleagues have presented to *Building Today* readers over the past 12 months.



In light of this being the last publication of *Building Today* for 2012, I thought it useful to summarise in broad terms some of the issues we have reviewed this year.

They include:

- Does the LBP scheme expand the liability of builders and contractors? Our resounding answer was no, although they will become more recognisable;
- It is possible to argue in the context of leaky buildings that a delay by council in the inspection process is negligent?
- Employees of building certifiers are not entitled to the protection afforded by section 89 of the Building Act 1991;
- Although a discharged bankrupt gets a “fresh start”

post his period of bankruptcy, he can still be found liable for historic building work, if the cause of action has not accrued before the expiry of the bankruptcy period;

- The Australian courts have held there is no duty of care owed by a developer to an owner of a residential building to exercise reasonable skill and care in the construction of residential buildings, in stark contrast to the New Zealand position; and
- Councils owe a duty of care to owners of buildings that are used for non-residential purposes.

This year also marks the second year since the Financial Assistance Package for leaky home owners was introduced.

In a recent *New Zealand Herald* article it was recorded that only 12 pay outs had been made, despite 1232 applications having been lodged via this scheme. In short, the scheme is not achieving the objectives the Government set out to achieve.

As a short history, the first attempt to remedy the leaky building problem was to provide leaky home owners with their own court, that being the Weathertight Homes Resolution Service. That was the 2002 Act.

In 2006 the Government provided leaky home owners with a new and revised court, that being the Weathertight Homes Tribunal.

In 2011 the Financial Assistance Package was introduced, but this scheme has become nothing more than a costly and time-consuming distraction for all but 12 home owners thus far.

It has always been the author's view that something akin to the no-fault Accident Compensation Scheme which grew out of the Woodhouse Report in 1972 was, in fact, the proper “big picture” fix to this national problem.

New Zealand has a significant interest in retaining good

housing stock, and I would suggest that a scheme akin to a no-fault compensation scheme promotes this end.

Lessons have been learned

Some lessons will have been learned via the resolution processes provided by the Government, but there still remain so many leaky homes in existence, where the owners have no prospect of recovery such that they can repair.

As for those involved in the construction industry, many have suffered because of the following:

- First and foremost there has been a significant slow down in terms of construction work in the past few years;
- Councils have pushed back hard on compliance requirements (post the leaky building crisis), placing higher expectations upon builders in terms of meeting the requisite building standards; and

- Builders are still regularly being pulled into leaky building litigation for work that was completed at the end of the 90s (time limits allowing).

On the positive side, the construction industry may just be starting to turn in Auckland, and most likely will do so as solutions to the perceived housing shortage come to fruition.

Further, the Canterbury rebuild should move

well into gear in 2013, so there is some good news at the end of a difficult time for builders.

We at Legal Vision take this opportunity to wish you a Merry Christmas, and a bright and prosperous 2013.

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.

In a recent *New Zealand Herald* article it was recorded that only 12 pay outs had been made, despite 1232 applications having been lodged via this scheme. In short, the scheme is not achieving the objectives the Government set out to achieve.

LegalVISION
BARRISTERS & SOLICITORS

Legal Vision specialises in providing legal advice to the Building Industry

Principal: Timothy Bates LLB (Hons)

UNIT C
19 BLAKE STREET
PONSONBY 1011

PO BOX 147423
PONSONBY
AUCKLAND

PHONE (09) 360 2415
FAX (09) 360 2417
EMAIL tim@legalvision.co.nz

Building Consents Information

For All Authorisations, October 2012

Dwellings	\$578,253,000
Domestic Outbuildings	\$14,605,000
Total Residential	\$592,858,000
Non-residential	\$391,487,000
Total All Buildings	\$984,345,000
Non-building Construction	\$23,517,000
Total Authorisations	\$1,007,861,000

Number of new dwellings consented

	Oct 2012	Sep 2012	Oct 2011		Oct 2012	Sep 2012	Oct 2011
Far North District	10	6	8	Horowhenua District	11	6	5
Whangarei District	32	34	22	Kapiti Coast District	19	36	6
Kaipara District	12	8	12	Porirua City	14	11	16
Rodney District	88	64	45	Upper Hutt City	7	8	5
North Shore City	38	55	65	Lower Hutt City	8	8	7
Waitakere City	51	44	42	Wellington City	17	39	35
Auckland City	84	198	135	Masterton District	5	5	7
Manukau City	93	50	71	Carterton District	1	7	5
Papakura District	46	28	26	South Wairarapa District	8	5	4
Franklin District	44	26	22	Tasman District	33	24	25
Thames-Coromandel District	17	18	17	Nelson City	22	21	6
Hauraki District	11	7	7	Marlborough District	17	12	17
Waikato District	26	26	27	Kaikoura District	1	4	0
Matamata-Piako District	7	10	6	Buller District	7	7	6
Hamilton City	85	65	70	Grey District	6	0	2
Waipa District	25	20	16	Westland District	3	2	3
Otorohanga District	4	1	3	Hurunui District	16	14	2
South Waikato District	0	2	1	Waimakariri District	64	102	66
Waitomo District	2	3	1	Christchurch City	121	154	67
Taupo District	11	6	18	Selwyn District	81	84	36
Western Bay of Plenty District	15	25	12	Ashburton District	25	14	24
Tauranga City	104	42	46	Timaru District	14	17	7
Rotorua District	10	8	13	Mackenzie District	6	4	8
Whakatane District	4	6	4	Waimate District	3	3	0
Kawerau District	1	1	0	Chatham Islands Territory	0	0	0
Opotiki District	2	2	1	Waitaki District	9	4	5
Gisborne District	3	1	15	Central Otago District	10	14	6
Wairoa District	1	1	2	Queenstown-Lakes District	43	23	25
Hastings District	19	12	20	Dunedin City	43	17	19
Napier City	15	12	15	Clutha District	4	4	5
Central Hawke's Bay District	3	2	6	Southland District	3	2	5
New Plymouth District	39	23	17	Gore District	6	5	3
Stratford District	4	2	2	Invercargill City	7	17	13
South Taranaki District	3	3	1	Area Outside TA	0	0	0
Ruapehu District	2	2	1				
Wanganui District	10	6	10	Total	1639	1520	1238
Rangitikei District	2	0	2				
Manawatu District	71	10	7				
Palmerston North City	10	15	11				
Tararua District	1	2	0				

- Based on 2006 census areas
- Each dwelling unit in a housing project is counted separately
- Figures in these tables may differ from published statistics

Source: Statistics New Zealand

What's On the Web?

www.buildingtoday.co.nz

Win a Ryobi 1200W Compound Mitre Saw!



Thanks to aluminium joinery solutions specialist Windowmakers, *Building Today* has a 1200W Ryobi Compound Mitre Saw to give away to one lucky reader. Windowmakers has kindly provided us with this fantastic Ryobi prize to reward one of our readers, and their loyal customers. Ryobi is one of the world's largest power tool manufacturers, specialising in making pro-featured power tools affordable for millions of home owners and tradespeople alike.

• If you've recently ordered a houseful of joinery through Windowmakers, or you order one before December 31, 2012, visit www.buildingtoday.co.nz to find out how you could win this great prize. And visit www.windowmakers.co.nz to find out more about Windowmakers' wide range of aluminium joinery products and commitment to first-class service.



Have a drink on us!

We've got just the thing to quench a hot Xmas thirst — half a dozen "Imperial Pints" of Speight's Gold Medal Ale and Speight's Cider, along with two Speight's pint glasses — to give away. Just visit www.buildingtoday.co.nz and answer a real simple question to go into the draw to win this great prize. Get your answer to us by 5pm on Wednesday, December 19, and we'll draw two lucky readers out of the hat who will each win the above prize. Cheers!!

Skills Maintenance Points

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

Building Today is worth 12 points per year under "Activities approved by the Registrar".

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

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



Subscribe to Building Today

Building Today is the industry news magazine that keeps you up to date with what's happening in the construction industry. Subscribe today by completing this coupon and FREEPOSTING it with your cheque

Please send me 11 issues of Building Today.
Attached is a cheque (payable to Taurean Publications Ltd) for \$57.50 (incl GST, GST No 66 019 802).

**FREEPOST to: *Building Today*, Freepost 67 299,
PO Box 35343, Browns Bay, North Shore 0753**

Name: _____ Company: _____

Address: _____

Type of business: _____

Email: _____ Ph: _____

Signature: _____ Date: _____

CARTERS Cracker Deals



\$729⁰⁰
[EXCL GST]

Paslode Impulse IM325 Framemaster Framing Nailer B20543

PTPLB20543



\$1250
[EXCL GST]

Cemix Super Strength Fastcrete 30MPa 25kg

CPCMS5FSC025



\$1499
[EXCL GST]

Loctite® Professional Caulking Gun S121

HTLT1680968



\$1199
[EXCL GST]

Bostik Alpha Grip 1 Hour 310ml Cartridge

ADBOS003802



\$99⁰⁰
[EXCL GST]

Hitachi 125mm Random Orbital Sander SV13YB

PTHTS13YB

All prices exclude GST. All savings are based on Carters normal retail price. All offers valid 1 December 2012 to 31 December 2012 unless otherwise stated.