



REGISTERED MASTER BUILDERS
HOUSE
OF THE **YEAR** 2013

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

**INSIDE: Results, pictures
and comment on
NZ's most prestigious
building awards**



LOCTITE

TRUSTED PERFORMANCE. PROVEN RESULTS.™

Bonding and Sealing

AS ADVERTISED IN BT SEPTEMBER
AND NOW AVAILABLE AT CARTERS!



AS6000

ADHESIVE SEALANT HYBRID with



Seals, fills and bonds with built-in primer, 25% movement, high initial tack and less dirt pick-up.

Contains Henkel's revolutionary Flextec® Modified-Silane (MS) technology:

- Easy gunning even at low temperatures
- Solvent-free
- Remains flexible
- Works on almost all building materials, even damp substrates
- Great paintability and U.V. resistance

Waterproofing



CP30

UNIVERSAL ROOF REPAIR

- Excellent U.V. resistance
- Solvent-free and low VOC
- Permanently flexible
- 100% water impermeable

Thomsit

Timber Flooring



P695

HARD-ELASTIC ADHESIVE with



Contains the same Flextec® MS technology used in Loctite® Bonding and Sealing products:

- Amazing spreadability, to save time and labour
- Permanent flexibility for quietness and durability underfoot
- Solvent-free for easy stain removal

Quality for Professionals

Henkel

inside this issue

RMBF News 4-6

Women in construction; 2013 Apprentice of the Year Bill Harkness profiled

House of the Year 8-17

All the category winners from the year's most prestigious building awards

Industry News 18-26

'Seismic fuse' enhances earthquake protection; Online building roles up 71%

People 27

Latest appointments

Products 30-32

Residential doors; Garage doors

BCITO News 34

Building an Apprentice of the Year

Back in Time 35

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

Columnists 36-38

Real time financial reports; Deja Vu again; Implying terms in contracts

Building Consents 39

Monthly building consents by region

building today

While concerns about LVR policy impacts continue to make the headlines, there is plenty to be upbeat about in this issue of *Building Today*.

RMBF members can look back on 2013 with some satisfaction as this year's House of the Year Awards again showcase the talent and professionalism that the organisation prides itself on.

We also profile Apprentice of the Year Bill Harkness and his employer Ben Redmond, while RMBF president David Fabish focuses on women in construction — in particular Auckland Kate Ross who was a national finalist in this year's Apprentice of the Year competition.

And there's also a short piece on Landscaper of the Year Blair Chicken that rounds off an issue full of up and coming young talent plying their trade in the New Zealand construction industry.

Andrew Darlington
Editor

cover story 8-17



Phil Benton Builders' Christchurch entry has won the Supreme Award and Registered Master Builders 2013 House of the Year.

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
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 (Print) ISSN 1171-1264 (Online)

chief's chat

by ceo warwick quinn

LVR – the wider ramifications



Last month I wrote about the potential impacts of the Reserve Bank's LVR policy on new builds. In this column I'll present an update on that, along with some other observations we have noticed.

You may recall our initial thoughts were that around 15% of all new builds could have low deposits (ie, 20% or less). Therefore, as some 20,000 new homes and apartments will be built this year, 2000 to 3000 new homes may be subject to the policy.

Now that doesn't mean these won't be built, but it does mean they are at risk and, consequently, new house supply could be reduced which is counter to what the LVR policy is trying to achieve — ie, keeping a lid on house prices.

Since last month we have been surveying our members in conjunction with BRANZ so we can get a better gauge on numbers. BRANZ has also been surveying new home owners so we can see if there is alignment in data.

While we need more information to ensure the information is robust, early indications are that our initial guesstimate may not be far off, if not a little

conservative. But what is more alarming is the wider effects on potential new home buyers that seem to now be coming through.

When we first commenced the survey a number of larger builders I spoke with had seen no impact on enquiries while others had experienced a significant drop off.

We put this down to those who had a reasonably large client base who had low deposits and, thus, an immediate effect was apparent as banks withdrew pre-approved mortgages.

However, more recently enquiries seem to have dropped off almost across the board to the tune of about 30%, with some builders saying even higher.

So, why is this happening? Well, it seems to be for multiple reasons. We mused before that construction might look all a bit too hard as an option, particularly when it takes such a long time to build and when pre-approved loan times have been reduced significantly.

We were also concerned about the banks' attitude to construction.

However, another reason that seems to be having an effect is that having just 20% deposit may feel too risky for home owners.

We know that variations are commonplace throughout a build, and clients may require a top-up in order to complete a contract. If they are worried they won't be able to access that money from the bank then they are unlikely to consider building for fear of insufficient funds towards the end of the build.

Now, we are also starting to see the impacts of the home sale chain on third and fourth home owners who cannot sell their home and build that new one they had always dreamed about.

Because first home buyers and low deposit buyers are often the first or second in the sale chain, those property owners with plenty of equity simply cannot sell their home and build new, as the low deposit buyers cannot get mortgages.

This puts all sales in the chain at risk — so it is not just low deposit clients who are affected.

This worries us greatly as today's enquiries are tomorrow's builds. Current building statistics will continue to look okay for a while yet because those consents have been locked in for months.

But based on enquiry levels today, look for a slowdown in the late first and second quarters in 2014 as the hole that is appearing in enquiry levels today translates into no builds in four to six months' time.

We will continue to talk with the Reserve Bank, the Treasury and the Department of the Prime Minister and Cabinet about this, but we need more data to get a better handle on this ever-moving beast.

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: Lynda Stevenson 03 307 2022
Auckland: Ali Glover 09 477 2724
Canterbury: Stacey Gibb 03 343 9804
Gisborne: Katrina Duncan 06 863 3675
Gore: Jacque Lloyd 03 208 9240
Hawke's Bay: TBA

Manawatu: TBA 027 483 1184
Marlborough: Richard Morriss 03 574 1152
Nelson: Karen Lane 021 749 091
Otago: Karen Hamilton 027 682 4662
Rotorua: Louise Transom 07 332 3625
South Canterbury: Trish Harris 03 684 5005

Southland: Jenny Pascoe 027 432 8065
Taranaki: Gary Lord 027 448 2332
Taupo: Sally Herbert 027 268 5362
Tauranga: Lani Christensen 07 577 0628
Waikato: Colleen Walker 07 850 6037
Wairarapa: Angeline Colquhoun 06 378 8008

Wanganui: Garth Barlow 06 345 4172
Wellington: Zoe Husband 04 381 2850
West Coast: TBA
Whakatane: Holly Riini 07 307 2663

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
Skip Kotuhi: 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

Women in construction

By RMBF president

David Fabish

Employment within the construction industry is forecast to grow sharply over the next four years as activity in the sector increases.

Currently there are about 175,000 full time jobs in the industry, with this figure predicted to increase to about 255,000 by the end of 2017.

That's a whopping 46% increase, or 80,000 extra people working in our sector which is just coming out of the doldrums, in a very short period of time. This is a massive challenge to find the right people and talent to fill these positions and enable the industry to complete these workloads successfully.

Where will we find the best people?

Imported labour and people moving across from other industries within New Zealand is part of the solution, but the traditional answer is to increase training, particularly of young people. Traditionally, ours is a very male-dominated industry, but is it smart practice to only attract half of the nation's talent?

Good business recruiting has long extolled the benefits of diversity of thinking within each company or team. A variety of gender, ethnicity, nationality, training and skills all bring different thinking to problem solving, methodology and planning.

Women are prominent in administration, design, some specialist trades and the supply chain, but not at all in core construction. In fact, far less than 1% of carpentry apprentices are female.

The results of this year's Apprentice of the Year competition asks us why this should be when Kate Ross won the Auckland regional event and went on to become a national finalist.

Kate, who is in the last year of her apprenticeship, believes there have been no barriers for her, and that she has had a great time working for Charlie, her boss from CG Low Building.

The team around her have been accepting and encouraging. She points out that there was a bit of doubt at first, and that she had to prove herself and earn respect through her work ethic and problem solving techniques.

"Builders may think girls can't handle the workload but give them a chance," she says.

Her carpentry apprenticeship isn't the only thing Kate



is completing, as she is also doing a Bachelor of Construction degree at Unitec. This involves study and attending block courses in her own time.

Kate's long-term goal is to run her own construction company, and to look for opportunities in the niche residential building and development market in Auckland.

She believes young women need to think about working in the construction industry.

"It wasn't something we talked about when I was at school, but it's a totally viable career. People think it's cool when they find out that I am a builder."

For the past 19 years the National Association of Women in Construction organisation has been promoting women in our sector. Their goal is to be a voice for women in construction, and to offer networking and mentoring. They have more than 200 members, with chapters in Auckland, Wellington and Christchurch.

Their web site is currently being rebuilt, but they can be contacted on www.nawic.org.nz or through their national president Cathy Tracey on 04 381 6434.

I think it is important that employers think outside of the square and look at the strengths that diversity can bring to our industry.



2013 Apprentice of the Year Auckland national finalist Kate Ross with her completed playhouse, constructed as part of the judging process.

Hawke's Bay apprentice takes out 2013 Apprentice of the Year title

Bill Harkness was "chuffed" when his name was read out as the Registered Master Builders Carters 2013 Apprentice of the Year.

This is not the first time the 22-year-old carpentry apprentice from Havelock North has entered Apprentice of the Year — after taking out third place in the Hawke's Bay region in 2012, Bill was set on bettering his win this year.

"Last year was such a great experience, and this year I really wanted to take it a step further and make it to the national finals," he says.

"I've always been interested in building, right from when I was really young. Coming out on top is an incredible feeling."

Bill and the other national finalists were put through their paces over the two days of the national competition, each undergoing a 45-minute interview with the judging panel, followed by the practical judging component in front of friends, family and the public.

Bill says the biggest challenges he faced were in the practical component where each apprentice was given five hours to build a playhouse, which was gifted to a local charity on completion.

"Going into the challenge, you know very little of what you're going to be doing so



Registered Master Builders Carters 2013 Apprentice of the Year Bill Harkness.

I think everyone was pretty nervous. My biggest challenge was definitely time management — when I got in there, that just seemed to go out the window," he says.

"There were also a few materials that I had never worked with before — we used rusticated weatherboards for the playhouses, which were completely new to me."

Bill's employer, Ben Redmond of Redmond Builders and Construction, says Apprentice of the Year is fantastic for exposure and recognition.

"The competition was a real opportunity for Bill to showcase what he can do. Being a shy, humble kind of guy who won't yell about his achievements, seeing him win Apprentice of the Year was extremely satisfying," he says.

"For me personally, this has been a great experience. We really invest in our apprentices, and it's wonderful to be recognised for that investment. I've had a lot of people congratulate me and realise the effort and work I put into Bill and my other apprentices, which is so nice to hear."

Being involved in Apprentice of the Year was a valuable experience for Bill, and he believes any apprentice thinking of entering the competition should do it.

"Being part of the competition is so worthwhile. You learn so much and you're really pushed to your limit," he says.

"Apprentice of the Year is a huge name to have on your back, and it stands for a lot. I think the recognition I'm getting from the competition is really setting me up for the rest of my career. My name is out there now and that, in itself, is invaluable."

Bill has taken home more than \$20,000 worth of prizes, including an Apple iPad, a Carters Business Tools Grant towards furthering his career valued at \$5000, a tool and safety gear pack worth \$1000 and the use of a Ford Ranger XLT vehicle for the duration of his reign as Apprentice of the Year.

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 (MBIE).

• **Building an Apprentice of the Year, BCITO News, page 34.**

WINSTONE WALLBOARDS CONGRATULATES ALL THE CATEGORY WINNERS IN THE 2013 REGISTERED MASTER BUILDERS HOUSE OF THE YEAR AWARDS



Locally made GIB® plasterboard has been lining Kiwi homes and commercial buildings for over 85 years. Products and systems you can trust, with support you can depend on.

0800 100 442
www.gib.co.nz



WHEN YOU'VE GOT SPECIALIST TRADIES READY TO GO, YOU CAN RELY ON PLACEMAKERS NOT TO DROP THE BALL.

It's no secret: delays cost money. At PlaceMakers, it's a top priority to make sure deliveries to site get there 'in full, on time and in spec'. We think of ourselves as the team behind your team and we understand the importance of your team delivering scheduled milestones on the job. The way we see it, we'll do everything we can to support your timelines, so when your specialist trades turn up ready to go then so are you.

Head into PlaceMakers and have a chat to us about what you need to get the job done because to us, your success is our success.



TOGETHER, WE'RE BUILDING NEW ZEALAND

PlaceMakers[®]
Know how. Can do.

NEW ZEALAND'S SUPREME HOMES

A new home in Christchurch and a renovation in Wellington have been recognised as New Zealand's top properties, winning Supreme Awards at the Registered Master Builders 2013 House of the Year Awards.

The Supreme Awards, Lifestyle Awards and category winners were announced at a black tie gala dinner attended by more than 500 building and construction industry professionals held at the Langham Hotel in Auckland on Saturday, 16 November.

House of the Year

Phil Benton Builders was awarded the coveted title of the Supreme Award for the Registered Master Builders 2013 House of the Year for the impressive construction of a home in Christchurch. The home also won the Westpac New Homes over \$2 million category.

Competition judges say this wonderfully built home demonstrates an incredibly high level of accuracy throughout.

"With a cleverly constructed in situ concrete wall positioned between the living and sleeping spaces as its backbone, the design successfully incorporates a mixture of concrete, tiles and marble. The internal and external spaces are stepped across the tapering site, forming various layers of enclosure and living options.

"The rawness of the concrete, layered steel frames and aluminium edged roof planes are offset by the use of wood elements including oak internal joinery and ceilings which take their cue from Scandinavian modern architecture giving the spaces a sense of warmth and material quality.

"Architecturally very innovative and a challenging project which has been executed to the highest standard, this home meets the needs of its owners to a tee.

"This is a beautiful home, created by an exceptional builder, which wears this award very well indeed."

Renovation of the Year

Wilson Building (Wgtn) Limited's four bedroom renovation in Mt Victoria, Wellington impressed judges who say this incredibly successful renovation was made even more of a success given the level of difficulty and challenges which arose during the build. The home also won the Future-Proof Building Renovation Award over \$500,000.

SUPREME AWARD AND REGISTERED MASTER BUILDERS 2013 HOUSE OF THE YEAR



Phil Benton Builders

FOR A HOME IN CHRISTCHURCH

JUDGES CITATION

This wonderfully constructed home demonstrates an incredibly high level of accuracy throughout.

With a cleverly constructed in situ concrete wall positioned between the living and sleeping spaces as its backbone, the design successfully incorporates a mixture of concrete, tiles and marble. The internal and external spaces are stepped across the tapering site, forming various layers of enclosure and living options.

The rawness of the concrete, layered steel frames and aluminium edged roof planes are offset by the use of wood elements including oak internal joinery and ceilings which take their cue from Scandinavian modern architecture giving the spaces a sense of warmth and material quality.

Architecturally very innovative, a challenging project which has been executed to the highest standard, this home meets the needs of its owners to a tee.

A beautiful home, created by an exceptional builder that wears this award very well indeed.

ANNOUNCED

REGISTERED MASTER BUILDERS

HOUSE OF THE YEAR

“A large amount of structural work was required, including undermining, underpinning and tunnelling under the building - further complicated by the proximity of the neighbouring properties.

“Completed while sitting on temporary piles seven metres off the ground, the home is finished with recycled timber floors throughout and a panelled ceiling through the kitchen and living area. Where possible original features have been restored and retained, as well as adding custom-made window sills, colonial skirting and architraves.

“The result is a beautiful home which retains all of its turn of the century character, whilst cleverly incorporating modern technology conducive to this century’s lifestyles.

“This is a wonderful achievement and a lesson in renovations by a fantastic builder.”

Registered Master Builders Federation Chief Executive Warwick Quinn says he is thrilled to celebrate the achievements of the winning builders in the House of the Year.

“Congratulations to all of the builders who have been awarded the top prizes this year, in particular Supreme Award winners Phil Benton Builders and Wilson Building (Wgtn) Limited.

“Our members strive towards building excellence, and take huge pride in bringing people’s aspirations to life through the construction of their clients’ dream homes. We are incredibly proud to recognise and celebrate that level of excellence at the House of the Year awards each year.”

The Gold Reserve National Finalists were selected from 11 regional competitions held throughout New Zealand during July and August.

The Awards are made possible through the support of PlaceMakers, James Hardie, GIB, Nulook, Ministry of Business, Innovation and Employment, Future-Proof Building, Carters, ITM, Plumbing World, Resene and Westpac.

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

SUPREME AWARD AND REGISTERED MASTER BUILDERS 2013 RENOVATION OF THE YEAR

Wilson Building (Wgtn) Limited

FOR A RENOVATION IN WELLINGTON

JUDGES CITATION

An incredibly successful renovation made even more of a success given the level of difficulty and challenges arising during the build.

A large amount of structural work was required, including undermining, underpinning and tunnelling under the building - further complicated by the proximity of the neighbouring properties.

Completed while sitting on temporary piles seven metres off the ground, the home is finished with recycled timber floors throughout and a panelled ceiling through the kitchen and living area. Where possible original features have been restored and retained as well as adding custom-made window sills, colonial skirting and architraves.

The result is a beautiful home which retains all of its turn of the century character whilst cleverly incorporating modern technology conducive to this century’s lifestyles.

A wonderful achievement and a lesson in renovations, by a fantastic builder.



CRAFTSMANSHIP AWARD



WG de Gruchy Limited

FOR A HOME IN HERNE BAY, AUCKLAND

JUDGES CITATION

Woodworking skills were put to the test on a large scale in this beautifully designed Herne Bay home.

The particular attention to detail and exceptional standard of finish throughout was an absolute pleasure to judge.

Hand crafted wall panelling, cabinetry and joinery in every room has made fantastic use of high quality materials, and a rustic French Oak timber floor throughout gives this house a lovely family feel.

This builder is a master of his craft and fully deserves the inaugural National House of the Year Craftsmanship Award.

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT NEW HOMES UNDER \$250,000



Ministry of Business,
Innovation & Employment

JD Homes Limited

FOR A HOME IN CHRISTCHURCH

JUDGES CITATION

This mono pitched, block work home boasts a simple but well thought out floor plan giving good value for money.

The three bedroom home features smart use of space in the kitchen, sloping soffits to give greater light reflection and polished concrete floors.

Suiting the owner's requirements to a tee, this all-round tidy package in a new Christchurch subdivision sets the bar for affordable housing.



PLACEMAKERS NEW HOMES \$250,000 - \$350,000

PlaceMakers[®]
Know how. Can do.



J Lewis Building Limited

FOR A HOME IN KAITERITERI

JUDGES CITATION

Deliberately created to blend in with its forest surroundings, this small three bedroomed bach in the bush was constructed under instructions to leave as much of the vegetation around the site as possible. Perched on driven timber piles, on a steep and challenging site, the 'close to nature' approach meant use of concrete or earth displacement was not appropriate.

Stained to mimic the colour of Kanuka bark, this home has a particularly well designed entrance and lobby with a sloping window to give a tree house feel while creating the link between the split level, separate building forms of sleeping and living.

Full length glass in every room brings the outside in and a secluded sun drenched deck is suspended in the native bush.

While simple and straight forward in appearance and finish, the degree of difficulty to achieve this cannot go unnoticed to the discerning eye.



PLACEMAKERS NEW HOMES \$350,000 - \$450,000

PlaceMakers[®]
Know how. Can do.

Terry Clegg Builders Limited

FOR A HOME IN NEW PLYMOUTH

JUDGES CITATION

Ultra-modern with sleek lines, this slick two bedroom townhouse was a standout in the category.

The compact open plan kitchen and living area lends itself to cosy winter nights in front of the fantastic built in fire place, while also offering summer dining options through the adjoining deck area.

This is an extremely well designed property on a tight site, with clever use of window placement and lighting allowing maximum privacy.

The builder's workmanship and attention to detail was second to none. Expert delivery using a variety of materials including timber, concrete and granite has created an immaculately presented home.



JAMES HARDIE NEW HOMES

\$450,000 – \$600,000



Inhaus Developments Limited

FOR A HOME IN NELSON

JUDGES CITATION

A unique and charming holiday home that has been well designed to suit the sloping site with its surrounding native bush and dramatic views overlooking Golden Bay.

The beautifully crafted timber interior living spaces provide a warm feel combined with wrap around decking on three sides, which all combine into a seamless flow, maximising views and making best use of a limited footprint.

Coupled with the excellent workmanship and attention to detail by the builder, this property sits perfectly in its environment – a getaway destination the owners can be proud of and enjoy for many years to come.



NULOOK NEW HOMES

\$600,000 – \$1 MILLION



Haimes Building Limited

FOR A HOME IN TAUPO

JUDGES CITATION

Custom made for a retiring couple, this lakeside home in Taupo is very well crafted with excellent attention to detail, design and planning. The large verandas, dormers and dark weatherboards create an abode of unique character.

Briefed to create a property that best responds to the site, a traditional gable form with an attic upper level was selected, allowing generous space without creating a bulky two storey building.

Comprising of comfortable living and easy access to sheltered outdoor spaces to maximise the sun and views.

Sustainable in their approach, the owners have consciously invested in new and practical services technology, ensuring that the house will be comfortable and enjoyable for decades to come.



CARTERS NEW HOMES \$1 MILLION - \$2 MILLION



Clive Barrington Construction

FOR A HOME IN CHRISTCHURCH

JUDGES CITATION

Extensive excavations and a massive retaining wall on a difficult, steep site were required to establish a building platform for this beautiful Christchurch home on a six acre site overlooking Governors Bay.

Externally clad in plaster over concrete block and horizontal cedar, the interior is superbly finished in a combination of French oak and recycled Halswell stone.

With the view to the south east and sun behind, maximum high level windows throughout were employed to create a light and airy feel to rooms that spill out on to extensive deck areas.

Complemented by the high standard of workmanship, detailing and furnishings, this is a very comfortable home for the owner and their future requirements with living and master bedroom separated from the rest of the house and the inclusion of an internal lift.

A long time in the planning this unique home has real soul.



WESTPAC NEW HOMES OVER \$2 MILLION



Phil Benton Builders

FOR A HOME IN CHRISTCHURCH

JUDGES CITATION

Set on a large rear section, the design of this home demanded precise meeting of materials at the junctions and these were all done with pinpoint accuracy.

The owners wanted a family home with substance and a sense of permanence, hence the use of thick walls of natural concrete including two spine wall elements containing services and joinery elements that define the entry and circulation void while separating the family and formal living spaces at both levels.

A classic example of challenging construction and good architecture while using a variety of materials, this is an incredibly thoughtfully carried out project, delivering a superb home for now and well into the future.



LIFESTYLE AWARDS



OUTDOOR LIVING AWARD

Lindesay Construction Limited

FOR A HOME IN AUCKLAND

JUDGES CITATION

Two cleverly positioned outdoor living areas make this property an entertainer's dream. One a private sheltered barbecue area and plunge pool and the other opposite giving fantastic views through the house and across a large deck over the city of Auckland. Worked into a sloping section surrounded by other homes, the builder has achieved these fantastic private spaces while the clever design ensures they are connected on both sides of the house, allowing shelter at any time of day.



HEART OF THE HOME KITCHEN AWARD

Stewart Hanna Limited

FOR A HOME IN HAMILTON

JUDGES CITATION

A wonderfully balanced, functional kitchen with excellent connection to the outdoor living area make it perfectly suited to family living and entertaining. Comfortable in its colour scheme with American Oak to match other features in the home, this kitchen features a window splash back, soft closing drawers and a mix of stone and stainless bench tops. A very well executed design, with crisp clean lines, this kitchen perfectly delivers to its owner's lifestyle.



PLUMBING WORLD BATHROOM EXCELLENCE AWARD

Clive Barrington Construction Limited

FOR A HOME IN CHRISTCHURCH

JUDGES CITATION

A sophisticated and very comfortable master ensuite, this bathroom boasts great attention to detail and a well-balanced use of warm timbers and soft colours. Recessed wall lighting further highlights the eloquent use of full height marble tiling to all walls and the shower area and excellent design ensures privacy in what is a very modern and elegant space. A fabulous space to complement this very high quality property.



RESENE SUSTAINABLE HOME AWARD

Shaw Builders Limited

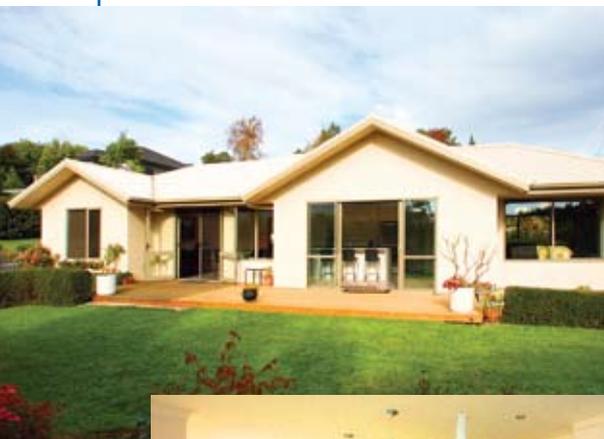
FOR A HOME IN TE PUKE

JUDGES CITATION

This home boasts numerous energy efficient features. A sophisticated solar hot water and home heating system incorporates an underground hot water storage reservoir that then powers underfloor heating, and provides hot water throughout the home including the heated towel rails. The incorporation of thermal break joinery in addition to thorough insulation results in a warm and inviting home. Clever use of recycled materials throughout as well as LED lighting ensure this house is not only sustainable but also stylish in its design.



RENOVATION AWARD UP TO \$250,000



Brockie Renovations Limited

FOR A RENOVATION IN NELSON

JUDGES CITATION

This small retreat home was a total surprise. Originally built in the early 2000s, dramatic improvements have been undertaken to suit its just retired owners.

The builder has achieved a seamless transition between old and new with an increased floor area, new kitchen and extended decking to improve flow and offer choice of living areas.

Modern decoration and a fantastic use of limited space means this wonderfully blended addition has allowed the owners to remain in their preferred location while accommodating their lifestyle needs.

A more than deserving winner of this category.

ITM RENOVATION AWARD \$250,000 - \$500,000



Todd Grey Builders Ltd

FOR A RENOVATION IN TAURANGA

JUDGES CITATION

An impressive transformation to this 1990s home that could leave you thinking it's brand new.

The combination of the horizontal lines of white painted rusticated cedar weather boards and contrasting black vertical Shiplap cedar weather boards set the tone for this beautifully revived property.

Seamlessly linked indoor and outdoor living blended with a tasteful, neutral but contrasting colour palate and featuring a dramatic curved staircase, this is a very well designed and executed home.

This home offers distinct spaces for privacy while also providing a large open plan modern kitchen, dining and living area for family time and entertaining.

A stunning display of building skill, creating a magnificent home by the sea.



FUTURE-PROOF BUILDING RENOVATION AWARD OVER \$500,000



Wilson Building (Wgtn) Limited FOR A RENOVATION IN WELLINGTON

JUDGES CITATION

This restoration of a grand old lady in one of Wellington's iconic streets, required a very modern approach. A tunnelling project to get to the rear while supporting the old house and neighbouring buildings, as well as constructing a basement garage below, have resulted in an incredibly challenging renovation.

Having been converted to two flats in the 1960s, the property was brought back to former glory over 16 months using original features that had been painstakingly removed at the beginning of the project. This combined with the sympathetic use of new materials creates a perfect blend, resulting in a truly beautiful home.

The builder has used every ounce of his construction nous to deliver this home in the heart of Wellington. An absolute pleasure to judge.



BUILDER'S OWN HOME AWARD

van Baarle Construction

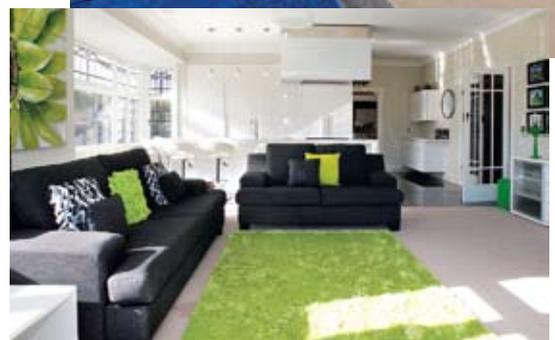
FOR A HOME IN WELLINGTON

A fastidious and extensive restoration to an already existing substantial home, the builder has created the ultimate makeover that incorporated ideas from numerous creative professionals and family members.

Adding new living and outdoor spaces and incorporating sustainable considerations, the house reflects what is important to family a home that is warm and welcoming, luxurious and elegant, stylish and modern.

Restoring and reusing furnishings and fittings where possible, attention to detail was vital so as not to lose the heart of this 1930s home while ensuring that it will endure for the next 100 years.

This is a beautifully crafted home, and one that the builder can be extremely proud to have created for his family.



GIB SHOW HOME AWARD



H D Building Limited

FOR A HOME IN AUCKLAND

JUDGES CITATION

This is a stunning masonry showhome to set the theme for the future. Italian in character, this house is thoughtfully carried out with rigorous attention to detail including a Juliet Balcony from the main bedroom with traditional wrought iron.

Coupled with great indoor outdoor flow on a difficult corner site, it is built with consideration to thermal efficiency and sound quality. The builder has excelled with details like a traditional oak and hand painted kitchen, stylish European fittings and oak parquet floors.

This home is an excellent example of quality workmanship, with great design functionality and style.



No matter where you are in your career
you can enjoy the wide range of benefits offered by New Zealand's most recognised building industry organisation

If you pride yourself on a quality job you can join Registered Master Builders and get all the training and support you need to take your career to the next level. Plus, you'll enjoy other benefits, including trade discounts on a wide range of quality products. Visit www.masterbuilder.org.nz to find out more.



Young Landscaper of the Year groomed and pruned at Natural Habitats

Blair Chicken, who has been part of the Natural Habitats team for five years, is thrilled to be named 2013 Young Landscaper of the Year.

During a gruelling one day face-off in Cromwell where competitors were tested on their building, paving, profiling, pruning and plant knowledge, Blair came out in top position.

A resident of west Auckland, he completed a sports turf management apprenticeship and started at Natural Habitats as a digger driver, but soon developed his landscaping skills to progress further.

Natural Habitats also supported Blair in completing his Horticulture and Landscape L4 Advanced Certificates.



2013 Young Landscaper of the Year Blair Chicken.

"It has been a great experience entering Young Landscaper of the Year, and getting to meet and network with all the industry leaders," Blair says.

"Natural Habitats have been very supportive with entering Young Landscaper and Young Horticulture of the Year competitions.

"They have put me through any extra courses needed, and are always keen to help me develop my skills further.

"Natural Habitats provide a great range of work, so I can expand my experience to become a great landscaper."

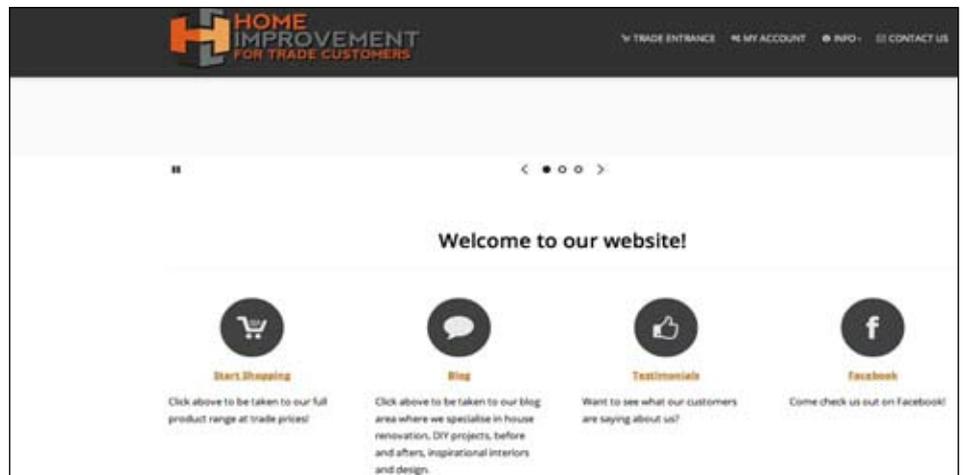
With the challenge of Young Horticulturalist of the Year in November, Blair is currently focused on developing a winning innovative marketing presentation.

One-stop online shop

Www.trade.homeimprovement.co.nz is an exciting, fresh concept to hit the New Zealand trade market. Instead of spending precious hours at the shops ordering stock, go online, order and have it delivered directly to the site, office or your home.

Expanding on an existing retail site — www.homeimprovement.co.nz — the trade site offers the same service to its trade customers — a one-stop online shop offering a wide range of products and services.

You can register for a trade account and gain access to products from trusted brands at discounted rates.



KineticElectrical[®]
smarter

Electricians
Nationwide
www.kinetic-electric.co.nz

Tough like us.

Made for New Zealand.
 The weatherboard that weathers well.

Scyon[®] Linea[®] Weatherboard

Scyon[®] Linea[®] Weatherboard is a 16mm thick bevel back weatherboard with deep shadow lines. Pre-primed and easy to install, Scyon[®] Linea[®] Weatherboard is the weatherboard that weathers well.



Advanced Material



Made In Nz



Certified & Tested



Sustainable



Technical Support



Fire Resistant



Rot Resistant



Damage Resistant



Easy To Cut



Gun-Nailable

Advanced Material

Made from an advanced lightweight cement composite with heavy duty performance, Scyon[®] Linea[®] Weatherboard is resistant to damage from fire, moisture and rot¹. It is also easy to cut and gun-nailable.

The designer says



The 16mm thick profile creates consistent deep shadows. The 3 widths available and the range of corner finishing provide design flexibility to achieve different looks. James Hardie provides me with a great online technical & design resource via ACCEL.co.nz. It gives me the confidence to design with the range of Scyon products.



The builder says



The 4.2m long boards are bevel back to sit flush with the stud. The enhanced durability and stability means less callbacks, saving time & money. The product is backed by great customer service & technical support to ensure I complete the project on time. It is a product that I trust to build with.

1 When installed and maintained correctly and to the extent set out in James Hardie's published literature current at the time of installation. © 2013 James Hardie New Zealand. TM and © denote a trademark or registered mark owned by James Hardie Technology Limited.

Kennards for Kids — setting the bar hire!

Throughout October and November, Kennards Hire has been raising money for KidsCan, a charity supporting disadvantage kids in New Zealand, as a part of the Kennards for Kids initiative.

Kennards has donated \$2 to KidsCan for every piece of equipment hired. The initiative has been rolling out in Australia through September and October with great success, and the company is excited to be taking the donations to New

Zealand.

Kennards and KidsCan are thrilled with the results, having raised funds at an unprecedented rate so far.

"October was a fantastic month for the campaign," Kennards Hire marketing head Matt Hankin says.

"Being the first year that Kennards for Kids has run in New Zealand, we were unsure exactly how it would be received. At the halfway mark, we were 15% up on where we thought we would be, so things are looking very promising!"

With 10 stores throughout New Zealand, including a new location in Wellington, Kennards is urging anyone who has been putting off that home renovation project, backyard facelift, or property revamp to get stuck into the job during November.

Customers' contributions will make life a little bit easier for disadvantaged kids leading into the festive season, and leave their houses looking spick and span in time for the summer holidays.

KidsCan fundraising and marketing general manager Jan Clark couldn't be happier with the way that the initiative is unfolding.

"It's great to see business booming at Kennards, because we know exactly what it means for kids who are less fortunate than others," Ms Clark says.

"The contribution so far has exceeded expectations, and we are so grateful to the public for getting behind this worthwhile initiative."

To show your support for Kennards for Kids and KidsCan, visit your local Kennards Hire outlet and make a start on that project you have been putting off all year. There is only a couple of weeks to go, and every hire helps.

For more information on Kennards for Kids, or a full list of tools and equipment available for hire, or to find your nearest outlet, visit www.kennardshire.co.nz.

- A Kennards Hire innovation that has proved very popular with customers is QR code equipment tags.

By downloading a QR reader to their smartphone, customers can scan the equipment tag and receive a complete service history, user manual and much more on any piece of equipment.

Kennards Hire outlets are focusing on servicing single contractors, small business owners, tradespeople and home renovators, along with commercial, industrial and infrastructure construction operators.

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: 489 Rosebank Rd, Avondale, Auckland

www.windowcontrols.co.nz

PO Box 108171, Symonds St, Auckland
Phone 0800 2 Control Fax 09 638 8588
e-mail: info@edengroupltd.co.nz

Safety Fall Bags & Safety Fall Nets

NEW 'Safety Fall Bag' System for safety when working at height

Our safety fall bags reduce the risk of injury from falls.
Our inflated bags clip together with buckles on top, bottom & sides.
Lightweight and easy to move around, they fit through doorways.
We also supply & install 'Safety Fall Nets' in large atriums and rooms.
Our nets are all set up by certified installers at very competitive prices.

Ask about our Bag - Net COMBO deal

FIXED PRICE CONTRACT... includes

- ✓ Free Quotes...
- ✓ Delivery...
- ✓ Installation by safety specialists for maximum protection...
- ✓ Removal...



Don't break a leg, break a fall

bags installed from

\$450
+ GST

Call for an estimate, site visit or booking

0800 32 55 22

info@safetyfallbags.co.nz

www.safetyfallbags.co.nz



THE BIG PRIZE WINNERS



CUSTOMER SATISFACTION AWARD

No.1

Roy Morgan
Research

ITM
BUILDING CENTRE

**HARDWARE STORE
OF THE YEAR
NEW ZEALAND
2012**

ITM - VOTED NZ'S HARDWARE STORE OF THE YEAR AT THE ANNUAL ROY MORGAN CUSTOMER SATISFACTION AWARDS.

TO SEE THE BIG DIFFERENCE IN ITM SERVICE, COME AND SEE US TODAY. WE'LL SEE YOU RIGHT!

ITM.CO.NZ

RMBF says building stats improved but concern remains about LVR policy impacts

The latest building consent figures indicate one of the highest months this year for the number of new homes and apartments consented.

Statistics New Zealand figures showed 1860 new homes and apartment consents were issued for September 2013, the third highest month in 2013 behind May (1971) and July (1893).

This was bolstered by a record month in Canterbury, where 599 consents were issued, the highest in that region since records began in 1976.

RMBF chief executive Warwick Quinn says the overall result is certainly a positive one, and shows the rebuild in Canterbury is well under way.

Mr Quinn says the national growth is being driven by Canterbury and Auckland which now have 58% of all new home activity — a statistic that has now been growing steadily for the past 12 to 18 months, and is expected to continue to grow.

"While we like to see the consent figures rise, we have to be careful not to get carried away with the increase without appreciating the vagaries within it," Mr Quinn says.

"We have been predicting for a couple of years now 'the tale of two cities' with Auckland and Canterbury dominating the new home construction market, and this is playing out now, well and truly."

Mr Quinn agrees that the regions are certainly better than they have been, but it is still tough, particularly in the South Island outside of Canterbury. This is notwithstanding that the sector will most likely exceed 20,000 new homes and apartments in 2013, the first time in five years.

He says he has concerns about the impact of the Reserve Bank's LVR policy on new home construction activity in coming months. He is aware of many building companies whose enquiry levels have dropped significantly, and potential clients have been lost as they are unable to obtain finance due to insufficient deposits.

He says while the banks will still lend on new construction, it appears many potential new build clients are either not able to obtain mortgages, or now no longer believe building is an option and are not bothering to enquire.

He believes the impacts will not be immediately apparent in statistics as existing consents have been locked in for some time. However, as today's enquiry is tomorrow's build, the impact may not be apparent for some months.

He says for the LVR policy to be effective, supply must be maintained, and any reduction in it is counterproductive to keeping a lid on property prices.

The RMBF is working with BRANZ and the Reserve Bank to try and get a better understanding of the potential impacts the LVR policy has on new home construction levels.

• LVR — the wider ramifications, **Chief's Chat**, page 4.

G.J. Gardner. HOMES

NORTH SHORE FRANCHISE FOR SALE

Due to continual growth and in order to optimise the opportunity, the North Shore franchisee is electing to sell their franchise business, however, will be remaining in the G.J. team.

- * A rare opportunity to join New Zealand's No.1 franchise building group
- * Acquire a highly regarded and successfully grown franchise business
- * Join a franchise with proven systems
- * First time Auckland franchise available in 9 years
- * Significant forward sales and land contracts in place
- * New showhome due to be completed in Long Bay
- * Preferred builders in Long Bay subdivision

For further details in the first instance contact:

Anthony Harris, Anthony Harris Ltd Phone: (07) 579 3528 Mob: (021) 937 973 anthony@anthonyharris.co.nz



www.gjgardner.co.nz



**BUILDING
YOUR
BUSINESS**



At Mitre 10 you'll find the right people, the right products and all the tools you need to help your business grow. Visit mitre10.co.nz/trade

**MITRE 10
TRADE**

Keep your projects

cooler

with a Resene
CoolColour™



Ever had a client who thought a house or building would look great painted in a sleek, dark colour – then they had to shelve plans for fear of the heat damaging the substrate or the building getting unbearably hot in summer?

Well, forget all that. Resene CoolColour™ technology makes painting exterior surfaces in dark colours both easier and safer. It can be used on all sorts of exterior materials and applications, from weatherboards and concrete to windowsills.

A Resene CoolColour is designed to reflect more of the sun's energy than a standard colour reducing stress on the coating, substrate and building keeping them cooler.



See the Resene CoolColour brochure or your local Resene ColorShop or Reseller staff for more information on how you can keep your client's projects cooler.

Resene

the paint the professionals use

0800 RESENE (737 363) www.resene.co.nz

'Seismic fuse' enhances earthquake protection

A licensing agreement between US-based StarSeismic LLC and D&H Steel Construction Ltd will enable the Henderson-based company to start manufacturing Buckling-Restrained Braces (BRBs) that improve earthquake protection for buildings.

While BRBs have been tried and thoroughly tested internationally, the technology is still relatively new to New Zealand. D&H Steel believes that BRBs could be rapidly deployed in new construction projects and in retrofitting existing buildings that are at seismic risk.

D&H engineer John Frederickson says the US began developing BRBs in the late 1990s.

"BRBs are specifically detailed to yield reliably in both tension and compression. Seismic energy is dissipated with nearly symmetrical behaviour that takes advantage of the ductility of steel to give the building resilience during an earthquake," Mr Frederickson says.

"This is a significant improvement over a conventional braced frame system, in which the braces tend to buckle in compression. The consequent damage to the building caused by this buckling often leaves owners reluctant to embark on expensive repair.

"Our US technology partner, StarSeismic LLC, bases the development of its brand of BRBs on an intense, multi-million dollar programme of testing. Each type and grade of BRB is certified with a specific seismic rating based on an engineering design that is calibrated against testing.

"This means that its performance during a seismic event can be accurately and reliably predicted.

"A useful analogy is to compare the BRB to an electric fuse. It's designed to absorb and dissipate energy up to a predetermined level, beyond which the seismic fuse yields while the main gravity components of the building — its columns, beams and floor slabs — remain isolated from damage."

The fuse analogy holds true when it comes to selecting the rating of the BRB to be used. Just as an over-strength electric fuse can cause as much damage as an under-strength fuse, BRBs are designed to specified load capacity and stiffness performance levels.

StarSeismic has compiled comprehensive BRB ratings based on extensive testing over more than 10 years.

When designing a new building, an engineer can use this data to size its columns, beams and foundations so that they are only slightly stronger than the capacity of



Recently installed StarSeismic Buckling-Restrained Braces at San Francisco Airport.

the BRB. In the event of an earthquake, the "seismic fuse" dissipates the seismic energy without damaging the adjacent structure of the building.

In other seismic-resisting systems, the behaviour and design of the structure is usually governed by less optimised seismic components, which invariably leads to an over-strengthening of the foundations, columns and beams. No improvement in seismic resilience is necessarily assured, while an increase in building costs is more than likely.

"BRBs are particularly useful in the seismic retrofitting of older buildings. The BRBs are 'tuned' to absorb the earthquake energy to a point just below the capacity of the existing structure," Mr Frederickson says.

"In many instances, the BRBs are light enough to be manhandled inside the building, making installation a much simpler and faster process.

"One of the key lessons learnt from the Christchurch earthquakes is that in addition to protecting the lives of the occupants from collapse, buildings also need to be resilient.

"This means that after an earthquake, the BRBs can be quickly checked and, if necessary, easily replaced, allowing for prompt occupation and ongoing use of the building. BRBs offer a reliable, quick and cost-effective way of achieving both objectives."

By entering into a licensing arrangement with StarSeismic, D&H Steel is able to manufacture BRBs calibrated by rigorous testing to ensure that they perform reliably during an earthquake.

Indeed, testing performed on BRBs to date has shown they are capable of withstanding multiple seismic events without failure or loss of strength.

"And, of course, now that we can manufacture BRBs locally, there is a considerable reduction in lead times as well as freight costs," Mr Frederickson says.

What happens when you upgrade your trowel to a tablet?

Vodafone
Power to you



If you're a builder looking to do the best possible job, it pays to use the latest tools. That's why companies like Cook Brothers Construction in Dunedin are packing smartphones and tablets in their toolboxes. Using the latest mobile devices with mobile data and some very clever apps, Cook Brothers is equipped to work more productively than ever before.

Working to a different blueprint.

Always keen to find new ways to improve performance, the executive team at Cook Brothers asked Vodafone to work with them to introduce mobile productivity tools:

Video briefings via tablet.

All site managers received a tablet connected to Vodafone's super fast network. Health & Safety briefings are now run via an induction video to help Cook Brothers achieve its goal of 'zero harm' for site safety.

Photos solve problems.

Workers on site use the camera on their smartphone or tablet to send pictures to the architect or engineer for instant resolution of tricky building issues. The savings in time – and mistakes avoided – are huge.

Capturing more costs with a timesheet app.

Building their own simple timesheet app means Cook Brothers can capture costs more accurately and manage projects more efficiently compared to their old paper-based processes.

Staying connected with all stakeholders.

Video conferences are easy to set up, so everyone connected with the project can stay in touch at every step.

Outcomes.

- Better bottom line – managing costs and risks more effectively means Cook Brothers can bid for and win more lucrative contracts.
- Greater productivity – from mobilising business processes, like adding timesheet apps on tablets and using video to resolve building issues.
- Flexibility to work anywhere – with the latest technology and no delays thanks to fast connectivity.
- Industry-leading health and safety standards – aided by video briefings on mobile tablets.

Cook Brothers is one of many Kiwi businesses turning mobility into possibility.

With Vodafone you too can be working on the go, cutting costs and removing duplication. Access your information anywhere in order to become more productive. Connect to servers when you're out of the office. And use cloud-based apps like Xero or DropBox to work more efficiently, knowing that your data is always safe.

Only on the
SuperNet™

**Flexible
working**



Online building roles up 71%

Job opportunities for builders skyrocketed in the year to August, with 71% more roles listed on www.seek.co.nz than in August 2012.

A combination of growth in Auckland's housing market and the ongoing rebuild in Canterbury has driven the sharp rise in building-related jobs, with labourer jobs also enjoying substantial growth of 51%.

"Job growth in the building sector is creating a wide range of opportunities across the country for highly skilled builders and those looking for apprenticeship roles," according to Seek New Zealand general manager Janet Faulding.

However, it's not only the building trade reaping the benefits of growth — trades and services roles across the country were up 12% from August 2012.

Continued growth and high monthly job figures have seen this sector become the second greatest area of opportunity on Seek, up three spots from one year ago

and now only behind the IT industry by number of jobs.

"July and August recorded the highest job advertisement figures for the year so far, with New Zealand's main centres leading the way in terms of trade-related job ad volume," Ms Faulding says.

"Across the two month period more than 1300 trades and services roles were listed in Auckland, with almost 1000 roles in Canterbury and more than 480 in Wellington.

"The trades currently offer solid career opportunities but, of course, there's also the added benefit of a low investment required for training and the fact that, unlike 700,000 New Zealanders, those considering a trade-based career won't have a student loan to pay off.

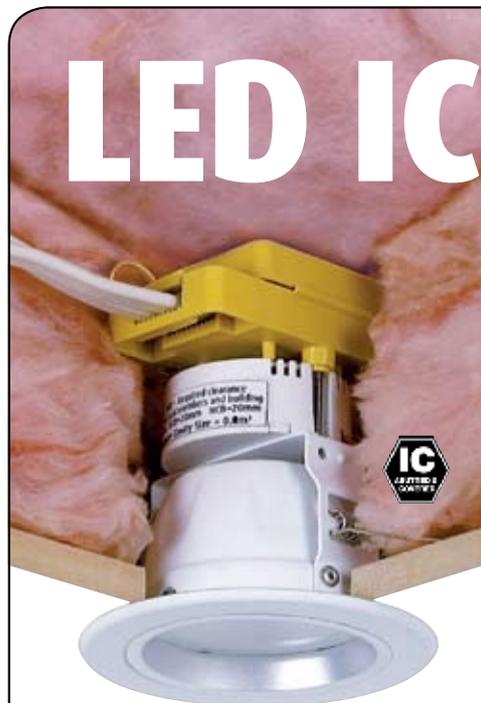
"The option to build a successful career as a builder or a plumber is attractive. There were currently more than 1500 trades and services vacancies listed on Seek and, if growth continues along the same trajectory, the sector will offer increasingly compelling career propositions," she says.

Do you value your products and services?

Then add value to your advertising!

Add value and get more exposure for your products and services! Advertise in *Building Today* and receive online space and live links on our industry web site — FREE OF CHARGE!

Call Andrew Darlington NOW on 09 478 4888



Insulation Cover Downlights 90% ENERGY SAVING

Enclosed body retains buildings thermal envelope

*Light effect similar to that of standard incandescent downlights

Forward travelling heat sinking to dissipate heat below ceiling **ensuring optimum light output and life of LED light source**

Available in 3x sizes/wattages:

- **LDL125** 8W, hole cut 125mmØ = 100W incandescent*
Retro Fits into holes 120mmØ-135mmØ
- **LDL100** 5.5W, hole cut 100mmØ = 75W incandescent*
Retro Fits into holes 100mmØ-110mmØ
- **LDL80** 3.5W, hole cut 80mmØ = 35W incandescent*
Retro Fits into holes 80mmØ-90mmØ

'Engineered for fire safety for your peace of mind'

For more information:

www.superlux.co.nz

we engineer light

superlux

A NEW BUILDING SAFETY CODE IS ABOUT TO **IMPACT YOUR BUSINESS**



ON-SITE ACCIDENTS CAN BE CRIPPLING

**SOFT LANDING SYSTEMS
ARE A LEGAL REQUIREMENT.
GET THE JUMP ON THE LAW
WITH FALL SAFE.**

WHY CHOOSE FALL SAFE?

Getting our system on site is a painless process. The Fall Safe system is a patented air matt system and requires no tested anchor points, because it's free standing, providing full coverage of all risk areas, no matter the shape. It fully meets new regulations and once finished, deflates quickly.

Forget buying expensive systems - we supply and install our air mats, which are customised to each building site. Costs are typically less than 1% of the build cost, which is minimal compared to the alternative, whilst ensuring the safety and protection of your team.

FALL. SAFE. WALK AWAY.



FALLSAFE
Fall Protection Systems

To find out more about this product call **0800 376 77867**
www.fallsafe.co.nz

New CEO at BRANZ

Chelydra Percy has been appointed as chief executive officer of the BRANZ Group. Ms Percy was previously with Callaghan Innovation where she was future products and innovation general manager.

BRANZ chairperson Dr Helen Anderson says BRANZ is fortunate to have secured someone as experienced as Ms Percy.

"The BRANZ Board is excited to be working with Chelydra to continue the growth of the organisation," Dr Anderson says.

"With a strong background in science management and strategic skills developed during her time at Scion and as chief executive for the Electricity Supply ITO and Kiwi Star Optics, Chelydra brings an excellent package of leadership skills to BRANZ."

Ms Percy says BRANZ is a strong and well recognised organisation within New Zealand's building industry.

"I am really looking forward to working with the team to increase the level of quality knowledge and information we deliver for industry benefit."



BRANZ Group chief executive Chelydra Percy.

QUALITY WITHOUT COMPROMISE

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





Made in Germany!

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

Avola's TZV is a **solid, dependable** and **portable** saw that will give you years of quality service.

- Adjustable cross and rip fences, hinged
- Strong, torsion-resistant frame, completely galvanised
- Blade rise, fall and tilt
- 315mm blade with 90mm cutting depth
- Options include a table extension giving 1200mm rip capacity, and wheelkit



Jacks - trusted by tradesmen for over 65 years

Call 0800 522 577

www.jacks.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)

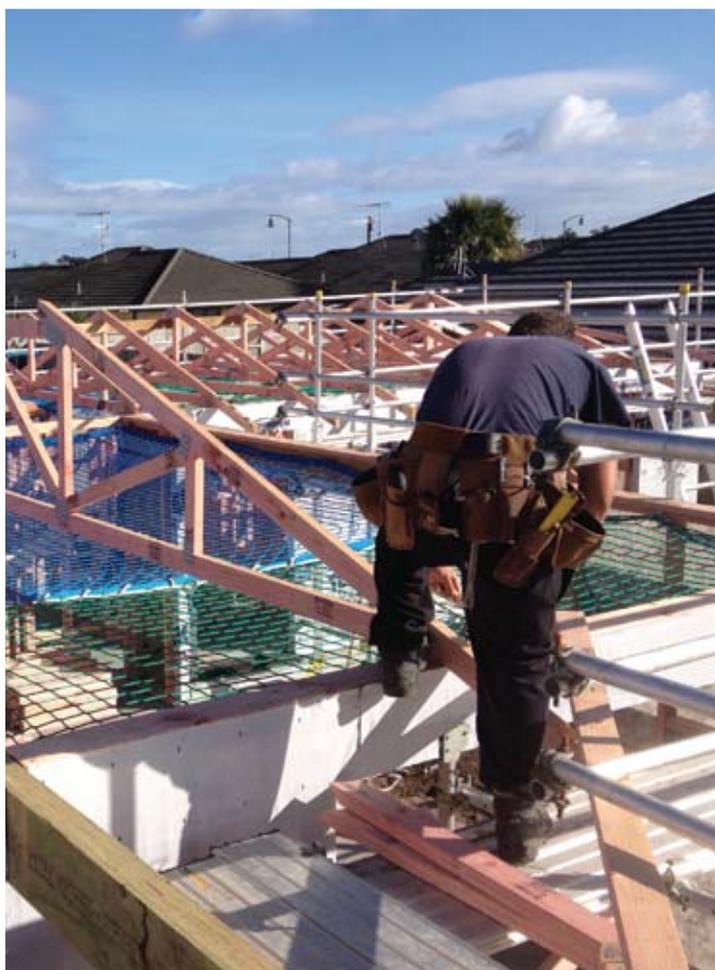
Lifemark
CERTIFIED

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

SCAFFOLD IN THE WAY?



INTAKS - working with you on all levels



The revolutionary one system solution providing roof edge protection and a working platform which adapts to suit the job requirement.

AGENT AREAS STILL AVAILABLE

07 577 6469 | info@intaks.co.nz

www.intaks.co.nz

INTAKS
Hangs Tough



Corinthian Doors now in three Home Ideas Centres nationwide

Corinthian Doors New Zealand has been selling and promoting JELD-WEN products for just over three years in New Zealand, and have now invested in top quality displays at the Home Ideas Centres located in Auckland, Wellington and Christchurch.

Corinthian Doors' Auckland Home Ideas Centre stand showcases 33 different styles of doors, which perfectly illustrates that doors can and should be a feature product of any home.

For those who want to build a new home, renovate an existing home, decorate or just shop for ideas, then the Home Ideas Centre — where you'll also find the latest issue of *Building Today* — is the place to visit.

There are hundreds of exhibits showcasing the latest in home ideas from kitchen and bathroom designs to bedrooms, living areas, laundries, outdoor living and doors.

The centres attract around 125,000 visitors per year



Corinthian Doors' Auckland Home Ideas Centre stand, which showcases 33 different styles of doors.

— Auckland (65,000), Christchurch (35,000) and Wellington (25,000).

They feature only high value products, and run weekend expos, public seminars and industry events.

They're open 350 days a year, entry and parking is free,

and there is also free use of meeting areas and free coffee.

All visitors to the Corinthian Doors displays receive a Corinthian Doors product brochure, and a preferred supplier list with contact details.

Complies with standards
AS/NZS 1576.1:2010 &
AS/NZS 4994.1:2009



For more information visit:
www.mitek.nz.co.nz

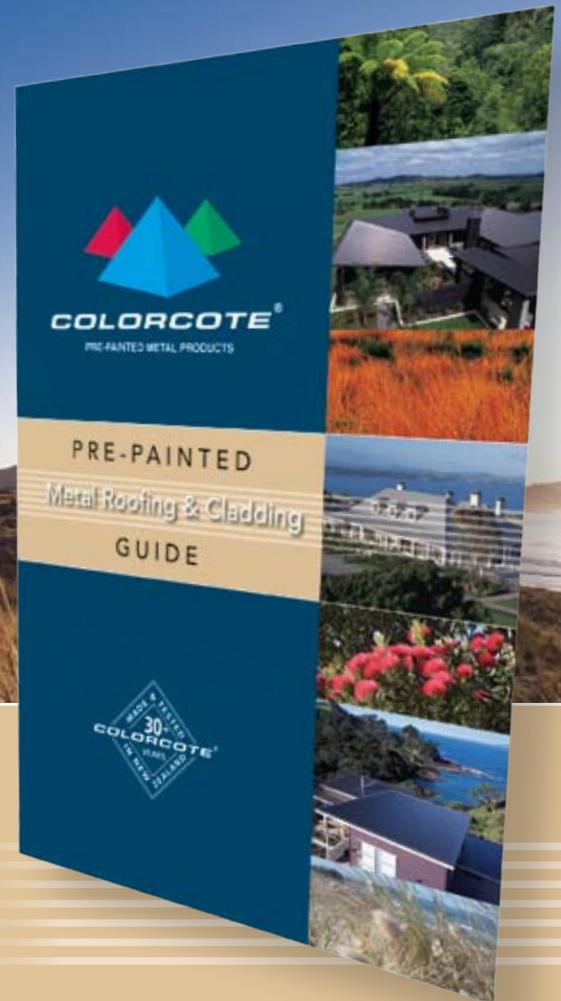
BBOWMAC® Roof Edge Protection & Working Platform Scaffold System

- Easily erected on building sites regardless of ground terrain
- No vertical support posts to restrict accessibility and construction around the site
- New Zealand-made steel components for durability and reliable performance
- Packs down into compact volume for transportation and storage
- Accommodates a range of roof pitch and overhangs while maintaining required safety standards

Available from leading Building Supply Merchants throughout New Zealand



Free advice on roofing and cladding for New Zealand homes



The ColorCote® Metal Roofing & Cladding Guide gives you helpful advice and design tips on colours, using the correct materials for your home, important information on mistakes to avoid and how to save thousands of dollars over the lifespan of your roof or wall cladding.

Your roof is usually the largest feature of your home and its design, finish and colour can make a big difference to the overall look. That's why we've produced the new ColorCote® Metal Roofing & Cladding Guide - to ensure each of our customers gets the correct product system for their building environment and gets the best value for money in regard to performance and lifecycle costs.

We'll show you how to make the most of the design flexibility offered by ColorCote® pre-painted steel or aluminium systems - how they can be roll-formed or pressed into a range of profiles and can be adapted to almost any design or construction concept... how it has the strength to span wide spaces with simple support systems and can be bent or curved to make the most of innovative designs and ColorCote's range of more than 80 colours.

For your free ColorCote® Metal Roofing & Cladding Guide visit our website:

www.colorcote.co.nz

Or contact your local ColorCote® pre-painted metal roofing and cladding supplier.



www.colorcote.co.nz

Merlin offers revolutionary garage doors technology

Merlin has come up with revolutionary technology which delivers crucial benefits to residential garage door installations.

The transmitter technology is designed to communicate on multiple frequencies with the latest Security+2.0 encrypted rolling code which selects the strongest frequency every time, virtually eliminating interference from other devices while providing the highest level of security available.

Merlin also offers an improved transmitter range for increased reliability and opening garage doors from further distances.

Another feature for users is Merlin's powerful DC motor and belt drive design, resulting in a smooth and quiet operation, and the ability to open any domestic



garage door regardless of brand.

The range is energy efficient, and has a battery back-up on selected models so the user won't be locked out of the garage in a power outage.

The company also offers the latest in safety technology, with an automatic safety reverse function that ensures the garage door automatically stops and reverses if obstructed while in motion.

building today
THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

Building Today to publish new January issue!

For the first time ever, Building Today will publish in January 2014. It'll be one to look out for, as we'll be collating a huge number of industry contacts, including subcontractors, suppliers and other service providers — in other words, it'll be a massive reference directory that you'll want to keep close at hand FOR THE WHOLE YEAR.

Keep your brand in front of construction industry specialists, tradespeople and specifiers all year!

To advertise in this special issue call Andrew Darlington on 09 478 4888 or email: andrew@buildingtoday.co.nz

Right at home in New Zealand.



When we design windows and doors, we design them with one home in mind. New Zealand. It's a place we truly know, understand and love. So if you're looking for a range of windows and doors made especially for our country, find your local representative at www.fwds.co.nz.

Made exclusively by:



THIS IS OUR HOME

Building an Apprentice of the Year

Ben Redmond, the employer and mentor of 2013 Apprentice of the Year Bill Harkness, has been in the building trade all his life and, since starting his own business seven years ago, has trained five apprentices. He tells *Building Today* about his training philosophies, and backgrounds Bill's success.

I've been in industry for almost 20 years. It wasn't something I set out to do but I'm 37 now and it's all I've ever done. I like working with apprentices — I've had four complete their training since I started working for myself. Bill will be my fifth and I've got a sixth at the moment.

Employing the right person is key, and I've always had high expectations. One of the first apprentices I trained just won the Auckland House of the Year competition and I'm really proud of him — although I guess Bill has now set the standard for my future apprentices pretty high.

It's all about getting the right kid and training them well — finding someone you can work with, that works for your business. Training just makes sense. If you put the effort in, your business can really benefit.

I've known Bill since he was 10 years old. Once he was old enough, he worked for us in the school holidays and he's always been a stand out in my mind. He took instruction well, he always did what he could to impress but he wasn't a try-hard.

I saw early on that he had real potential. Once he was old enough and was getting ready to leave school, I approached him about an apprenticeship. He just has a

natural ability.

I didn't have a lot of work on — it was the middle of the recession — and he had already signed up with the army to do an apprenticeship in carpentry (one of only five in the country I think). I really wanted to give him a go and he wanted to stay with me so I offered him an apprenticeship — I just had to convince his mum.

From there, Bill just went from strength to strength. The more confident he got, the better he got. He was soon my go-to man, my leading hand.

I'd heard about the RMB Carters Apprentice of the Year competition through the grapevine, and pushing yourself to be the best amongst the best of your peers is something that appeals to me. I hadn't entered any apprentices before, but I felt like it was a great opportunity and that Bill was up for the challenge.

Last year, when Bill was two and a half years into his apprenticeship, I encouraged him to enter and he did brilliantly, placing third in the regional finals. The judges suggested he enter again as they could see the potential. And this year, he took out the whole competition.

I think that's the key really, to look at it as a two-year hit and an investment in time and energy. I'll enter Troy (my young apprentice) next year for the experience, and expect him to do well regionally and to learn from it and increase his confidence.

I'm pretty competitive so I really enjoyed the competition. We gave it our everything. Bill had time off, conducted interviews all around Hawke's Bay, had meetings with people about public speaking, and found all the relevant literature.

Bill has all the practical skills but he's naturally quite shy. I did everything in my power to give him the confidence he would need to speak in front of a panel.

I think one of the reasons Bill won this year was that we blooded him in the right project. We had a house coming up that was full of old-school techniques, and I knew he would have opportunities he wouldn't otherwise get.

I knew the build had the potential to be a winning case project for the comp, so Bill ran the job. He was involved from the design stage, managed all the inspections and he knew the build back to front and inside and out. The practical knowledge he gained meant he could answer any question that was thrown at him, and that really stood out for the judges.

I believe that being a mentor is about giving your apprentice a chance to excel, to push himself to be his best. Seeing the potential isn't enough — you have to provide opportunities for your apprentice to reach that potential.

Watching Bill compete in the practical component of the finals, in front of a crowd at The Cloud in Auckland, was awful in a way but it was amazing to see him working.

Once he finished he was absolutely exhausted — he had worked hard out and he had nothing left. He was so relieved that he was finished that he just about collapsed. We went and had a beer and I said to him "if you don't win this competition after seeing what you did out there today, then whoever does must be bloody amazing, and they must really deserve it!"

I felt really confident going into the evening's awards that he was one of the top competitors. I felt like a proud dad.

The bottom line is that there aren't any downsides to supporting your apprentice to be their best. When your apprentice succeeds so does your business. Who wouldn't want a top class tradesman to work alongside every day?



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

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



back in time^{o o o}

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:

- The NZMBF had written to the Minister of Internal Affairs asking that the Building Act be amended to require territorial authorities to issue Code Compliance Certificates within 48 hours of application, or to advise the applicant within that time frame of any outstanding requirements.

Chief executive Trevor Allsebrook said the request was in response to reports that many territorial authorities were attaching no importance to issuing certificates.

"In some cases they are taking many weeks to obtain, and this can have commercial implications for the builder," he said.

15 years ago:

- Plans were under way for the establishment of a promotion for RMBF commercial members to parallel the House of the Year event that residential builder members enjoyed.

"The huge success of the House of the Year has left our commercial members feeling rather isolated," RMBF chief executive Trevor Allsebrook said. "There appears to be scope for a similar promotion for them, though there are already various award programmes in place, for example, the one run by the New Zealand Institute of Building."

10 years ago:

- Interest was high for the Government's Building Bill, a radical reworking of the 1991 Building Act in the wake of the leaky homes crisis.

The Bill was to do away with the Building Industry Authority, bringing administration of building regulations and the Building Code under the Ministry of Economic Development.

The Bill also established registration systems for building practitioners.

5 years ago:

- Standards New Zealand was seeking feedback from stakeholders regarding parts of NZS 3604:1999 — the Standard for building timber-framed houses in New Zealand — that needed to be brought up to date.

The key objectives of the revision of the Standard were to:

- reflect needs of industry, and changes in materials and industry practice,
- reflect changes in other related Standards, such as those setting requirements for earthquake, wind, snow and other loadings that buildings should be designed to, and
- consider the merits of a "whole building" design approach, as opposed to the "single member" basis of design.

NTEGRA

LIGHTWEIGHT CONCRETE SYSTEMS



- ① **Aquapel** infused lightweight concrete flooring
- ① super hydrophobic, with steel mesh reinforcing
- ① waterproof when cut
- ① easy handling, cost effective
- ① all weather installation

Resene 
Construction Systems

www.reseneconstruction.co.nz
0800 50 70 40

ROCKCOTE | **psl**  **FPS** 
PLASTER SYSTEMS CO.NZ
FUTURE-PROOF BUILDING

The importance of real time financial reports

Terry Sage of Trades Coaching New Zealand focuses on the nitty gritty of financial planning.

The word “financials” is a word that covers a multitude of sins normally associated with money and, in most cases, is left up to the accountant. That explanation sounds like it came straight from a dictionary but, no, it covers the thoughts of a great deal of trades businesses. Let’s add the word reporting to it and list what a prudent construction company should be looking at regularly. There are your annual accounts — the first financial report that comes to mind and for many businesses the only report they get — but what good does it actually do? Of course we have to have them. They have to be filed with the IRD and they hold lots of information, but they come far too late to be of any real time relevance. For some businesses you might not have even got your 2013 annual accounts back yet nearly eight months after the close of the financial year. If they show a loss and that loss occurred in the second quarter of 2012, there is nothing you can do about it now over a year later. If they show a huge profit, then yippee, let’s go celebrate. But wait, did you calculate the correct provisional tax? If not, you might be hit for use of money interest from the IRD.

Yes, annual accounts are a must and they have their place as important and useful

documents, but you cannot run a business on them.

You need regular financial reporting in the way of profit and loss statements, balance sheets, budgets, budget/actual variant tables and cashflow forecasts — and these are only the common ones we associate with dollars and accounts.

Add to this list all your job costing, quoting, variations orders, back costing sheets, time sheets, material cost increases, vehicle running sheets, maintenance sheets — whoa, stop the bus mate!

If a small to medium sized construction company should be monitoring all the above and more, they will either not have time to build anything or will have to employ an accounts department.

So what’s the answer? Yes, you should be using all or most of the reports mentioned to know in real time exactly where your business stands financially. However, let’s put it in perspective here — the larger companies have the manpower and the expertise, and should be implementing all of the above.

I say “should”, but we still come across some that don’t. The smaller companies should be doing it all as well, but we have to consider your time availability, your knowledge base and your size.

There is no real order of importance for me to say “let’s start with this one and then move on to that one”. However, the barest of minimums could be an annual budget and a monthly profit and loss report. Your bank manager will argue that your balance sheet and a cashflow forecast are far more useful.

Accounting software package

I would say the budget/actual variance sheet each month gives you a true picture of expenditure and income movements. So now we have the full deck to play with again.

The easiest way is to use an accounting software package, as all the reports and more are in there to use at the click of a button.

There are many packages out there and some are even designed to be construction-specific. Buying one is easy and relatively cost-effective, but knowing how to use the insufferable thing can be daunting.

The best piece of advice I can give you is to make the effort and get training, because the time saving efficiencies it can bring and the knowledge of a real time financial position can save you thousands in the future.

You need to act now when it comes to managing your money — not when your annual accounts tell you.

Call us on 09 945 4880 if you want some information on available software or if you would like to start off with one of our simple budget sheets.



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) 945 4880

Email: info@tcnz.net.nz

www.tradescoachingnewzealand.co.nz



Trades Coaching
New Zealand
THE BUSINESS SIDE OF CONSTRUCTION

Déjà Vu again

Architect **Don Bunting** asks: Who is going to step up, take the lead role and become the BIM manager?

It was Yogi Berra, former manager of the New York Yankees baseball team, who first said: It's like déjà vu all over again — apparently in response to a second home run being hit in a single innings.

Yogi Berra was something of a savant at using tautology to make a point. He once famously said: You can observe a lot by watching, and was so impressed by this statement that he used it as the title for his book on baseball.

As more of a watcher than a doer in the construction scene over recent years I have, to misquote Berra, learned a lot by watching. Being apart from the hurly burly of design and construction, I can take more of a relaxed and neutral view on events.

Recently I have been reporting on the results of a national survey on Building Information Modelling (BIM). Conducted by Masterspec in association with NBS (UK) and supported by local industry groups, the survey provides a snapshot of current views on BIM from the 426 respondents.

The term Building Information Modelling continues to have a wide spectrum of meanings, even for those familiar with the new technology, with a strong if inaccurate belief that BIM = 3D CAD. A more precise definition of BIM is:

BIM is the common name for the digital representation of the building process, to facilitate the exchange and interoperability of information in a digital format.

BIM is seen by the government-sponsored Productivity Partnership as an important element in achieving their stated aim of a 20% increase in construction industry productivity by 2020.

However, to be effective in leading growth in industry effectiveness, a Building Information Model must be interoperable among the current range of software tools and also capable of providing a rich source of data. It must be, and be seen to be, more than just a simple geometric view of a building project.

For this to happen, all sectors of the industry — design, construction, product supply and those approving and managing the construction process — must collaborate. This will require a cultural as well as a technical shift.

It will also require leadership. And to date no one has put their hand up to ensure the construction industry

gains:

- Agreement on a national, neutral classification system for BIM objects,
- A national library of BIM objects,
- Education and training in the use of BIM technology,
- Research into the impact BIM will have on design and construction teams, and
- Project-based liability insurance cover (and not joint and several liability) to allow collaboration to occur.

Our industry is littered with examples of lost opportunities, opportunities to advance beyond the stone age. Back in the early days of design-build in the 1970s I recall asking the construction manager appointed at the start of the design process how he would like the building's facade constructed.

His answer was prescient of the likelihood of future collaboration: Design it how you like and then I will build it how I like. No possibility of any real engagement there then.

I also cringe when recalling a certain project manager, that delightful role invented in the early 1980s, who said I would need to accept a cheaper roof cladding system because he had underestimated the cost of the interior fitout.

Certainly, this was the last time I ever accepted a commission where a project manager was appointed to sit between the design team and the client.

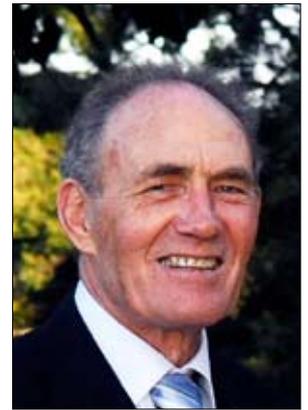
I accept that the world and the industry has moved on and, right or wrong, the balance of influence and involvement in a construction project has changed quite radically. The days of the architect or engineer as master builder are unlikely to ever return.

Why architects or engineers didn't take the opportunity to upskill and take on the project management role themselves will never cease to amaze me.

I know it is an old fashioned view, but placing any sort of administrative filter between the design team and the client group is just plain dumb. Probably just as dumb as the current attempts to remove the designers from having any on-site role at all.

So many lost opportunities, lost because we each — but designers and contractors in particular — continue to occupy our separate silos of activity, and refuse to co-operate with others in the industry unless we absolutely have to.

For the real advantages of BIM to be realised all



The future requires collaboration, not isolation.

parties must collaborate, from the start of project commissioning, through final code compliance and hand over to the client or building owner.

The question is: who is going to step up, take the lead role and become the BIM manager? Never before has there been such a golden opportunity to lead the industry out of the dark ages and into the 21st Century in a meaningful way.

Without strong leadership this will become yet another partially realised or, potentially, a lost opportunity.

Don't let's repeat what happened with project management, where a completely new profession — and one with more focus on the bottom line than quality of result — has been allowed to appear and dominate.

Surely what has happened with so many school building project failures over recent years should be a wake-up call. Build cheap and you end up building twice.

With BIM, collaboration is the key to achieving the full advantage of this new technology shift. This will require thoughtful and inclusive leadership just as much as flash new software and industry guides.

Can you imply into a building contract a term allowing the owners to terminate?

Timothy Bates and Carlo Wan of Auckland law firm Legal Vision examine a recent High Court decision in which the High Court was required to consider (on appeal) whether it was appropriate to imply a term into a contract allowing the owners to terminate a building contract.



Overview

The claim before the High Court — *Van Der Wal Builders & Contractors Ltd v Hanham* [2013] NZHC 2284 — was an appeal of a decision in the North Shore District Court.

The appellant (the builder) was contracted by the respondent (the owners) to carry out building works on their house at Greenhithe ("the house"). The contract was in writing and in the standard form published by the Registered Master Builders Federation of New Zealand.

The parties had agreed the work would be done on a "charge up" basis. It is also relevant to note clause 33 of the contract stipulated that in the event that additional work was required by the territorial authority as a condition of granting or retention of a building consent or otherwise, then:

- The builder and the owner would consult concerning the requirement for additional work,
- If the requirement by the territorial authority for additional work was due to discrepancy, error or

defects in the plans or specification provided by the owners; or otherwise due to non-compliance with the territorial authority, or legislative requirements, then the costs of the works would be borne by the owners.

Once the work commenced, the council required extensive works to be carried out on the basis that they were necessary to bring the existing house into compliance with the Building Code. These were weathertight related.

This led to a significant increase in the works needed to be done, and its cost. The parties did not contemplate these requirements or the extent of work needed to be done to satisfy these requirements when entering into the building contract.

The owners were concerned that while work had only been advanced on Stage One, the sum of the amounts charged by the builder at that point was approaching the total amount expected for completing all three stages.

Eventually, the owners decided they could no longer afford to continue with the works, and purported to give the builder notice by terminating the contract, on expiry of a two-week period after the notice was given.

The builder's claim in the District Court asserted that the purported cancellation was in breach of contract.

The District Court held that there was an implied term which entitled the owners to cancel the contract. This decision was appealed to the High Court.

Implied terms

Generally, terms are implied in order to set out what the instrument actually means. There are five factors that need to be satisfied before the court will readily imply a term into a contract:

- 1 The implied term must be reasonable and equitable,
- 2 It must be necessary to give business efficacy to the contract, so that no term will be implied if the contract is effective without it,
- 3 It must be so obvious that it "goes without saying",
- 4 It must be capable of clear expression, and
- 5 It must not contradict any express term of the contract.

High Court's finding

The High Court decided that the traditional response of implying a term where a situation arises which was not contemplated at the time of entering an agreement was too broad.

In the present case, if the term was not implied, the purported cancellation would have been ineffective.

The High Court then looked at the five factors again and found that:

- It is fair and reasonable to allocate the relevant risks in the builder's favour.
- The implying of the term does not give business efficacy to the contract; because the construction contract specifically dealt with the additional work required by the council under clause 33. Both parties had turned their mind to the extra work required by the council, dealing with it to the extent thought appropriate. If the builder breached its obligation under clause 33, then there would be a remedy under the contract.
- The implied term had not been clearly expressed in the pleading nor by the District Court judge. The implied term relied upon by the owners was ambiguous.
- Although the implied term did not contradict any of the express terms in the contract, it did deal with subject matters that were dealt with by some of the express terms in a supplemental way.

Overall, the High Court decided that it was not appropriate to imply a term in this case.

Conclusion

This decision illustrates the difficulties a litigant will face when attempting to imply terms into contracts that already specifically deal with situations the implied term purports to cover.

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 or *Building Today* to anyone who relies on the information contained in this article.

Legal Vision
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, September 2013

Dwellings	\$703,016,000
Domestic Outbuildings	\$12,169,000
Total Residential	\$715,185,000
Non-residential	\$342,131,000
Total All Buildings	\$1,057,316,000
Non-building Construction	\$24,049,000
Total Authorisations	\$1,081,364,000

Number of new dwellings consented

	Sep 2013	Aug 2013	Sep 2012	Sep 2013	Aug 2013	Sep 2012	
Far North District	14	10	6	Horowhenua District	6	9	6
Whangarei District	33	28	34	Kapiti Coast District	12	30	36
Kaipara District	15	12	8	Porirua City	8	18	11
Rodney District	92	137	64	Upper Hutt City	9	11	8
North Shore City	113	59	55	Lower Hutt City	6	10	8
Waitakere City	62	52	44	Wellington City	52	31	39
Auckland City	87	127	198	Masterton District	4	4	5
Manukau City	85	65	50	Carterton District	4	6	7
Papakura District	31	36	28	South Wairarapa District	3	3	5
Franklin District	29	43	26	Tasman District	27	13	24
Thames-Coromandel District	17	20	18	Nelson City	8	38	21
Hauraki District	3	3	7	Marlborough District	18	12	12
Waikato District	34	27	26	Kaikoura District	2	3	4
Matamata-Piako District	12	10	10	Buller District	5	5	7
Hamilton City	67	80	65	Grey District	3	12	0
Waipa District	40	28	20	Westland District	2	4	2
Otorohanga District	3	0	1	Hurunui District	5	12	14
South Waikato District	2	5	2	Waimakariri District	115	90	102
Waitomo District	1	1	3	Christchurch City	309	181	154
Taupo District	9	15	6	Selwyn District	120	121	84
Western Bay of Plenty District	29	18	25	Ashburton District	24	25	14
Tauranga City	61	84	42	Timaru District	21	27	17
Rotorua District	1	9	8	Mackenzie District	3	7	4
Whakatane District	4	7	6	Waimate District	0	3	3
Kawerau District	0	0	1	Chatham Islands Territory	0	0	0
Opotiki District	6	0	2	Waitaki District	4	3	4
Gisborne District	4	6	1	Central Otago District	16	8	14
Wairoa District	0	0	1	Queenstown-Lakes District	60	47	23
Hastings District	12	10	12	Dunedin City	23	48	17
Napier City	22	10	12	Clutha District	6	4	4
Central Hawke's Bay District	1	2	2	Southland District	6	4	2
New Plymouth District	28	29	23	Gore District	2	1	5
Stratford District	3	2	2	Invercargill City	9	7	17
South Taranaki District	5	3	3	Area Outside TA	0	0	0
Ruapehu District	1	0	2				
Wanganui District	3	2	6	Total	1860	1760	1520
Rangitikei District	2	1	0				
Manawatu District	9	5	10				
Palmerston North City	27	17	16				
Tararua District	1	0	2				

- 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

BT online poll:

Go to our online poll at
www.buildingtoday.co.nz

where we're asking the following:

Has the Reserve Bank's recent Loan to Value Ratio policy resulted in your company losing business?

Do you value your products and services?

Then add value to your advertising!

Add value and get more exposure for your products and services! Advertise in *Building Today* and receive online space and live links on our industry web site — FREE OF CHARGE!

Call Andrew Darlington NOW on 09 478 4888

Skills Maintenance Points

One hour of learning = 1 point

Read *Building Today* magazine and earn Skills

Maintenance Points

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.

Attached is a cheque (payable to Taurean Publications Ltd) for **\$57.50** (incl GST, GST No: 66 019 802).

OR

Email postal and other details from below to: andrew@buildingtoday.co.nz
AND direct credit payment to: Taurean Publications Ltd (Account No: 03 0285 0142474 00)

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

Name: _____ Company: _____

Address: _____

Type of business: _____

Email: _____ Ph: _____

Signature: _____ Date: _____

TRADE IN THE DEAD



**TRADE-IN
YOUR OLD
OR DEAD
TOOLS
AND SAVE***

Trade-In Terms and Conditions: 1. The trade-in period starts on 1 November 2013 and ends on 30 November 2013. 2. The trade-in offer is open to trade account holders only. 3. To be eligible for the trade-in discount, you must deliver any power tool (whether operational or not) to a Carters branch. 4. If you trade-in a power tool, you will receive the discount indicated from the advertised purchase price of the corresponding new power tool. 5. The trade-in value cannot be used to pay any amount owing on a customer's account or be redeemed for cash. 6. Eligibility for trade-ins are at all times at the sole discretion of Carters. 7. By trading in your eligible power tool, you confirm that you are the sole owner of that power tool, you have the right to sell or dispose of that power tool to any third party and it is free of all security interests, liens and other encumbrances. Upon delivery to Carters the power tool will become the property of Carters. 8. Each trade-in transaction is subject to Carters' Standard Terms and Conditions of Sale. 9. Limited stocks of new power tools available as indicated, while stocks last. 10. The trade-in promotion is not valid with any other promotion running concurrently. 11. Staff of Carter Holt Harvey Limited are ineligible to participate in the trade-in promotion. 12. Carters reserves the right to amend, terminate or suspend any aspect of the trade-in promotion at any time in its sole discretion.