

NEW BUILDING REGULATIONS YOU NEED TO KNOW!

BUILDING GUIDE

YOUR STEP-BY-STEP GUIDE TO BETTER HOME BUILDING

The Four Key Things for Your
New Build or Renovation

FIVE KEY THINGS
YOU NEED TO DO

Ten Steps to Sustainability

GET THE BEST FROM
YOUR DESIGNER

Have You Got The
Right Builder?

**CHECK OUT SECTION 6.3
FOR COMPREHENSIVE
LISTINGS OF QUALIFIED
BUILDERS IN YOUR AREA**

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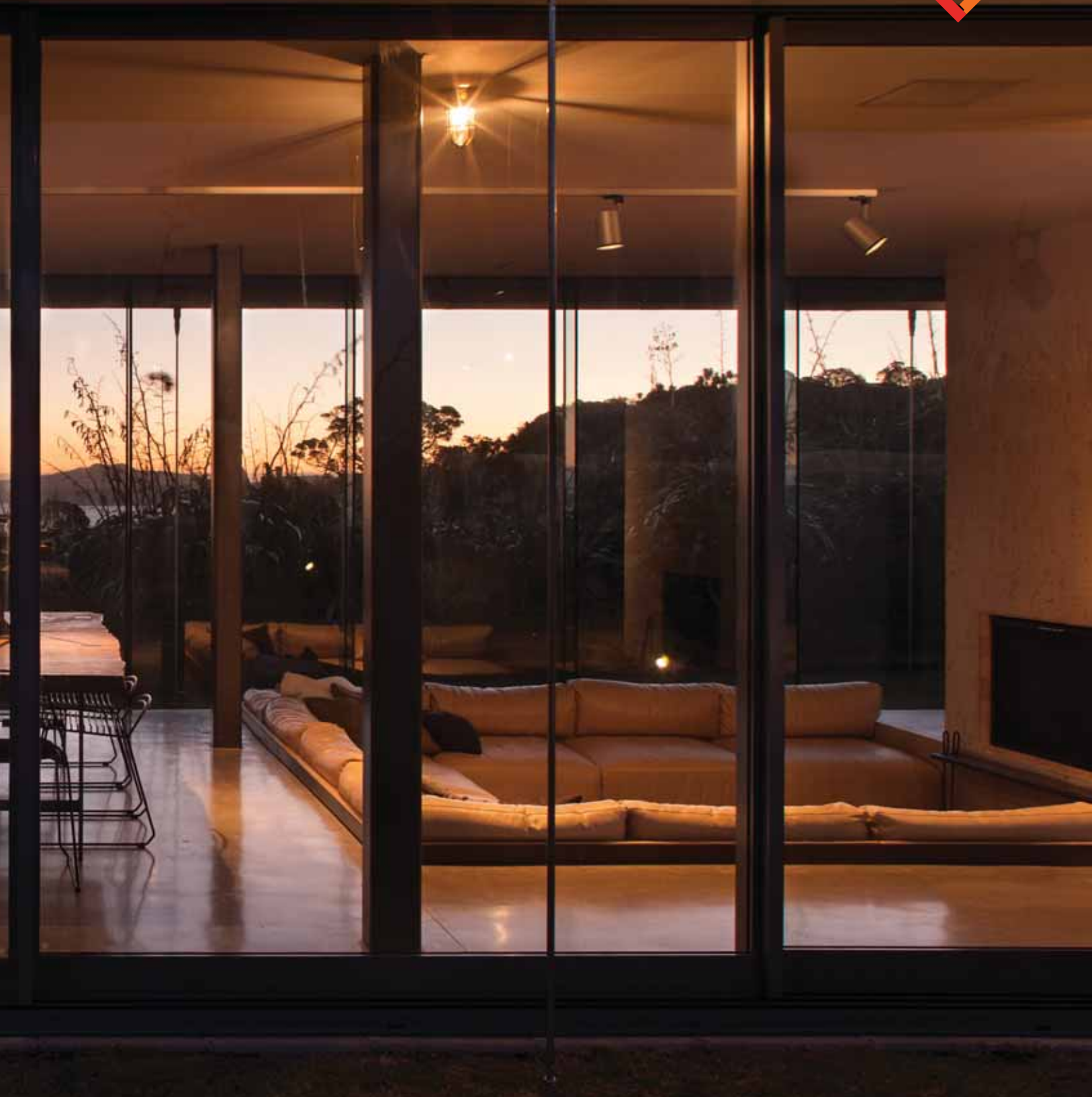


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Welcome to the Building Guide



This guide is designed to be a useful working tool for you as you go through your building project.

Undertaking a building project is a challenging time and can be immensely enjoyable or thoroughly frustrating.

Be prepared for large draw on your time and, of course, your budget. Be prepared for major frustrations and stress. Be prepared to be called on site to make instantaneous decisions about things. Be prepared for the unexpected when doing renovations.

But be prepared to enjoy the experience as well. This is about creating a space in which you and your family will live and love. A well designed and built home will contribute an enormous amount to your health, wealth and well-being. Accept the challenges and persevere in your objectives. It will pay off for you in the end.

We hope this guide will help you avoid many of the problems that can crop up and that we help your project be a source of ongoing enjoyment and pride for you and your family.

from Mark Graham
Publisher

How to use this Building Guide

We've split the magazine up so that you can think through each item as it comes up and even work ahead so that you're anticipating each step and are prepared for it when it comes.

The book is split into the following chapters:

Chapter **1.0** Building Your Dream

Chapter **2.0** Where to Start

Chapter **3.0** The Design Process

Chapter **4.0** Construction

Chapter **5.0** Product Buying Guide

Chapter **6.0** Resources

Our advice is to read through the book completely first so you can consider the various elements that need planning in the early stages, then come back and tackle each section as it is relevant to the stage of the project.

Good luck and happy building!

renovate

the right way

The BRANZ Renovate series of books and website cover the renovation of houses from different eras.

Each housing style is described in detail – including typical features, common modifications and common problems – and the resources are packed with tips for rebuilding and repairing from the ground up, with easy-to-follow 3D drawings of typical construction details.

The renovate.org.nz website also offers tools to assist with planning as well as regulation and compliance.

Books: **\$50** +\$8 p&p

Epub: **\$43** download

A must-have for any serious renovator. Purchase today from www.branz.co.nz or call 0800 80 80 85 (press 2).



www.renovate.org.nz

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BUILDING GUIDE

your step-by-step guide to better home building

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1.0

Building Your Dream

Now is your chance to live in a home that fits you perfectly. It will be designed and built for you and only you, to suit your needs and wants.

This workbook will help you make your new home or renovation, your dream home. But first, let's do some essential planning.

SEVEN THINGS YOU NEED TO KNOW

- 1 Building a house will take a long time.
- 2 There will be decisions needed to be made at all stages of the building process, including right at the very end.
- 3 Demands on your time will be enormous.
- 4 It is likely to cost more than you think.
- 5 You are unlikely to be able to afford everything you want.
- 6 You are likely to have major stress placed on your relationship.
- 7 You will be faced with choosing between a myriad number of items for all sorts of different elements within your house – many of which you are not even aware of yet.

And in spite of all these things, this should, and can be, one of the most pleasurable achievements of your life. We're going to help you get there.



FOUR THINGS YOU NEED TO DO

- 1 Work out your current and future needs so that the house design will meet both.
- 2 Write them down – this will form part of the brief for your architect or designer. Talk to friends and family and make a scrapbook with images of houses you like.
- 3 Work out what you can afford. Try to stick to it. As much as you can.
- 4 Learn about the building process. You are about to spend several hundred thousand dollars. You will own whatever happens to this house. If you cut corners or your building professionals cut corners, you will be the one to live with the consequences. Ensure your professionals do what they should. Ensure you have contracts for the work and ensure those contracts are valid.

10 STEPS TO BUILDING A HOUSE

- 1 Decide what you need
- 2 Gather images of designs you like
- 3 Choose a designer
- 4 Develop the project brief
- 5 Concept design
- 6 Resource Consent (if required)
- 7 Developed design
- 8 Construction design
- 9 Building Consent
- 10 Construction



Robinson House by Dorrington Architects
 Architect: Tim Dorrington | Photography: Emma-Jane Hetherington



1.1 Preparing a brief

1 STYLE OF DESIGN

The style or aesthetics of a house are very personal, and it can be hard to describe what you like until you see it. Start by looking at houses near your site and make a scrapbook of images you like from magazine cuttings.

Think about:

- What materials you like: low maintenance brick and tile; characterful timbers and stone; or semi-industrial corrugated iron?
- What forms you like: traditional gable with deep overhangs and verandas; or a modern glass pavilion with a direct connection with the outdoors?
- What kind of spaces you like: open plan or a more formal arrangement of rooms?
- And the character of your neighbourhood: what styles, materials and scales are providing the context in your street?

2 LIFESTYLE/FAMILY NEEDS

- How many in your family? Do they all need separate bedrooms? Will you want separate living areas?
- Do you have extended family members (perhaps older parents or teenagers) who may need/want their own facilities?
- How long do you intend living here? Incorporate design elements to cater for your future needs as you grow older using Lifemark Design principles.

- Where will children play? Incorporate sight lines into your design so you can see them outside while you're inside.
- How many bathrooms do you need? Where will they be located?
- Ensure adequate storage for each component of your home and lifestyle – kitchen, clothing, sporting equipment, tools and gardening equipment, laundry, extra items not needed but wanted to be kept, etc.
- What are your audio-visual needs? Music outside and in different rooms within the house? Home Theatre – in a specific room or incorporated into your living spaces? Internet and Satellite TV access?

3 FEATURES OF YOUR SITE

- Where is the sun?
- Where does water flow through your property?
- Where are neighbours situated and what kind of privacy do you have from them?
- How do you gain access to your house?
- How steep is it? Do you need to level any areas for living/carparking/garden areas?

4 PROJECT MANAGEMENT

It's easy to underestimate the complexity of building a house. Even a small budget project has hundreds of products and a multitude of tradespeople to coordinate and purchase, not to mention check on the workmanship to ensure it's up to standard.

Using a Project Manager can help bring your building project in on time, within budget (they can often help you save considerable amounts of money) and with a much reduced chance of nasty surprises occurring.

1.2 Deciding what you want

Every house has its own character, a character that reflects its occupants. This is where you can work out what is important to you - items that reflect your values and your preferred way of living.

FEATURE	VERY IMPORTANT	NICE TO HAVE	NOT IMPORTANT
Open-plan living			
Indoor/outdoor flow			
Outdoor living areas			
Shade in summer			
Privacy			
Formal rooms			
Sustainable			
Energy efficient			
Separate space for guests			
Play areas for children			
Separate living spaces for quiet/loud activities			
Low maintenance			
add more of your own			

1.3 Defining what you need

This is more quantitative.
How many rooms and how much space do you actually need?

FEATURE	QTY		
Bedrooms		Heat pump	
Walk-in wardrobe		Fireplace	
Bathroom		Cover veranda	
En-suite bathroom		Deck	
Kitchen		Outdoor play area	
Dining room		Spa pool	
Living area		Swimming pool	
Combined living/dining area		Vegetable garden	
Family room		Barbecue area	
Separate TV room or games room		Outdoor heating	
Study/home office		Outdoor lighting	
Laundry		add more of your own	
Hot water cupboard			
Storage room			
Garage – for how many cars?			
Under floor heating			
Wiring for stereo/Internet			



1.4 Sustainable building

Planning ahead will make your home more eco-friendly and energy efficient to help you save on winter power bills. With building and building occupation making up to 50% of the contribution to worldwide carbon generation, you can also help prevent global warming.

THREE FIRST STEPS:

SITE

- How best can you get winter sun into the house?
- How can you use vegetation for shade and temperature control?

DESIGN

- Use nature to achieve all-year round comfort (e.g. concrete floor for passive solar gain in winter, overhangs for shade in summer).

- Use salvaged materials where appropriate.
- Specify water-efficient appliances and energy-efficient appliances and lighting.
- If you can't afford everything now, future-proof by installing appropriate pipes into your house and/or concrete slab so you can install solar hot water and hot water heating later.

DESIGNER

- Be well-informed and clear about what you want, then choose someone who understands what you want and with whom you can work.
- Ask how experienced they are at designing sustainable houses and ask to see examples of their work.

**CHECK OUT
SECTION 6.3 FOR
COMPREHENSIVE
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QUALIFIED
BUILDERS IN
YOUR AREA**

10 STEPS TO LONG-TERM SUSTAINABILITY

- 1 Design your home to take advantage of its location while saving power, water and money.
- 2 Use environmentally friendly materials where possible.
- 3 For maximum natural light, make good use of windows and skylights.
- 4 Good-quality insulation, correctly installed, will make your house easier and cheaper to heat – install higher-ratings than the minimum requirement.
- 5 Build water efficiency into your home through low-flow showers and toilets and grey water recycling where possible.
- 6 Good ventilation creates a healthy home – high moisture levels are linked to health problems like asthma and eczema and is harder (and more expensive) to heat.
- 7 Double-glazing will insulate your house while letting heat in to encourage passive heating. Investigate modern thermal window joinery.
- 8 Reuse or recycle building and renovation waste.
- 9 Good design and material selection can achieve high standards of energy-efficiency for little or no additional cost.
- 10 For internal finishes, use good insulators such as curtains and carpets, and use products such as paints that are made with the environment in mind.



MORE INFORMATION AT WWW.ECODESIGNADVISOR.ORG.NZ | FOR COUNCIL'S FREE ECO DESIGN ADVISOR SERVICE: WWW.SMARTERHOMES.CO.NZ | FOR MORE INFORMATION ON SUSTAINABLE BUILDING: WWW.EECA.GOV.TZ | FOR THE GOVERNMENT'S FINANCIAL SUPPORT SCHEME FOR SUSTAINABILITY FEATURES: WWW.BRANZ.CO.NZ | FOR THE FREE BOOKLET *DESIGNING HOMES FOR CLIMATE CHANGE*: WWW.ENERGYWISE.CO.NZ

2.0 Where to Start

Time spent researching materials, designs and designers will save you time and money later. It's better to take longer here and get it right than to rush and regret it.

Get as much information as you can now to ensure that building your home goes smoothly.

FOUR THINGS YOU NEED TO KNOW

- 1 What you can afford.
- 2 What the likely construction costs will be.
- 3 What building controls are placed on your site.
- 4 And what designers in your city design in the style you like.



FIVE THINGS YOU NEED TO DO

- 1 Find out from the bank how much you can borrow so you know what you can spend.
- 2 Get a LIM report from the council to see what you can build and if there are any potential hazards.
- 3 Ask the council if you need a Resource Consent as well as a Building Consent.
- 4 Fill out the budget worksheet in Chapter 6.
- 5 If the estimate isn't within your budget, revise the design.

Above: Godden Cres by Dorrington Architects

Above right: Godden Cres by Dorrington Architects

Architect: Tim Dorrington | Photography: Emma-Jane Hetherington

2.1 What can you afford?

1 TALK TO YOUR BANK

- Shop around the banks, look at their websites and maybe talk to a mortgage broker. All lenders will want to know your:
 - annual income (before tax)
 - number of dependents
 - credit cards and their limits
 - overdraft
 - fixed expenses such as hire-purchase
- The “one third” rule says that your mortgage repayments plus all other regular expenses should total no more than one third of your income before tax.
- Borrow no more than 80% of the total price of house and land. Prices can go down as well as up, so you need a buffer to make sure that you don’t end up owing the bank more than your home is worth.
- Get your loan pre-approved.

2 WHAT SORT OF LOAN IS BEST?

There are three types of home loan:

Floating or variable

This is flexible but unpredictable because the interest rate can move up or down. That’s risky, but the advantage is that you can change your monthly/fortnightly payments without any penalties, you can make lump-sum payments, and you can even pay off your loan completely if you win Lotto.

Fixed interest rate

This is inflexible but predictable. Your interest rate won’t change during the term of the loan which makes planning your budget easy but could mean that you end up paying more.



Points to remember:

- At the end of your loan’s term, it will convert to the current floating rate or you could choose a new fixed term.
- If your income increases you may be able to increase the monthly/fortnightly payments without any penalty, as long as you maintain the increased repayments for the rest of the loan period.
- If you receive any unexpected extra income, you can pay off all or part of your loan but the bank will charge a penalty for this, which could be quite high.

Combination of interest rates

You can have an amount you think you can pay off quickly on the unpredictable floating rate and the rest of it on the predictable fixed rate. Talk with your bank or mortgage broker about what will suit you best.

AVERAGE BUILD COSTS The Building and Housing Group estimates that a small house of 145 m² costs \$1,792 per square metre in the Auckland region and \$1,768 in the Nelson region. A large house of 202 m² costs \$1,633 per square metre in Auckland and \$1,609 in Nelson. See www.dbh.govt.nz for costs in other regions, and a calculator.

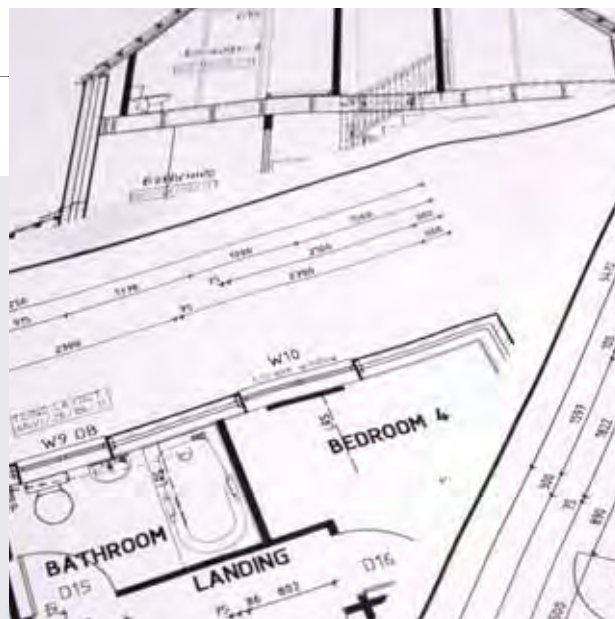
2.2 How much will this project cost?

- Find out the average square metre costs of building from your local builder, architect or quantity surveyor.
- If you need to save money, work out what you can do yourself and what you will have to pay a tradesman to do. Unless you are good at DIY, it can be cheaper to get an expert. Some work must by law be done by a qualified tradesman.
- Decide which features or changes are “must haves” and which can be dropped or deferred to stay within budget.
- Find out what your designer will charge. It is usually between six to 15 per cent of the total cost of the job, depending on its size and value and what services the designer provides.
- Go through the budget worksheet in Chapter 6 to get an estimate of the total cost.
- Talk to a local real estate agent to see what houses like yours sell for – there’s no point spending more money than you will make from selling later (unless you plan to stay there for the long term).

2.3 Talk to the council

Can you build what you want where you want? To find out, go and see a council officer or visit the council's website, which will have a section on Building.

- How your land is zoned tells you whether you are in a heritage zone, how much of your site you can build on, how high you can build etc.
- If you don't have a recent Land Information Memorandum (LIM) report on your property, apply for one now. It lists everything the council knows about your site, any hazards or features of the land, and any restrictions that may apply. (See Chapter 6.0 for more details.)
- If your proposed house doesn't comply with development controls for your area, you will need a



Resource Consent. Discuss this with the council.

- Find out as much as you can now so there are no nasty surprises later.



FOR MORE INFORMATION: WWW.DBH.GOV.NZ | WWW.CONSUMERBUILD.ORG.NZ | WWW.BUILDINGGUIDE.CO.NZ



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2.4 Legal requirements

All building work is controlled by the Building Act 2004 and the Building Amendment Act 2008 and the various building regulations which include the Building Code. The purpose of these Acts is to ensure that buildings:

- are safe, sanitary and have suitable means of escape from fire;
- contribute to the physical independence and well being of people who use them; and
- are designed, constructed and able to be used in ways that promote sustainable development.

The Building Code sets standards for:

- durability
- fire safety
- sanitation (services and facilities)
- moisture control
- energy efficiency
- access

You must have a Building Consent from the council to carry out building work except for work specifically exempted (see our website - www.buildingguide.co.nz for details, or check with your council). A Resource Consent and other authorisations may also be required before building work can commence – again, check with the council. One or more of each consent type may be required for the same project.

YOUR RESPONSIBILITIES CHECKLIST



- ☐ 1. Get a Building Consent before starting a building project.
- ☐ 2. Get a Resource Consent if the council requires one – their planners can advise.
- ☐ 3. Employ competent designers, builders and tradespeople.
- ☐ 4. Get an amendment to the Building Consent if changes are to be made to the approved Building Consent and documentation.
- ☐ 5. Ensure that all required inspections are booked at the appropriate stages of the building project and that any issues identified in these inspections are addressed.
- ☐ 6. Ensure easements and covenants on the title are complied with.
- ☐ 7. Apply for a Code Compliance Certificate when the building work is done – this must be within two years of the Building Consent being granted. You can apply extension of time but this must be before the two years is up.
- ☐ 8. Maintain your house.

2.5 Choosing a designer

Finding the right architect or architectural designer is easier if you have a clear idea of what you want, set simple selection criteria for and evaluate a small group of possibles.

Have a clear idea of what you want

- Put together a scrap book of looks and designs you like. Use magazines and websites and even photograph homes you like.
- Collect brochures on the materials and fittings you like.
- Take a measuring tape to friends' homes so you can see how much space is required for rooms, kitchen benches and items.

Set simple selection criteria

- Look for someone whose work you like and whom you believe you can work with.
- Use local knowledge – recommendations from friends or contractors – or visit the NZ Institute of Architects and Architectural Designers NZ websites to find designers in your area.
- Make sure the designer you choose has professional indemnity insurance that provides cover in case of professional negligence.

Evaluate a small group

Once you have a shortlist, the selection criteria will include:

- scope of service required;
- experience; and, perhaps the most important,
- personality fit.

It's best if you are comfortable with the way your designer communicates. Positive relationships lead to positive outcomes.

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2.6 Buying off the plan

Group Home Builders (building companies who build large numbers of homes) usually have a number of pre-designed homes you can buy without having to go through a design process.

The advantage is that you can get a design that exists and you don't need to work through with the designer, unless you want to make changes. There are now designs available that have been pre-consented and have a minimum of administrative work required.

The disadvantage is that it will be something other people have and has not been specifically designed for you and the site on which it is to be built.

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3.0

The Design Process

A good design process is key to a successful project.

Design evolves over a period of time during which you and your designer discuss, digest, think and rework ideas until the best solution is arrived at.

This chapter describes three main steps in the design process, and who does what and when.

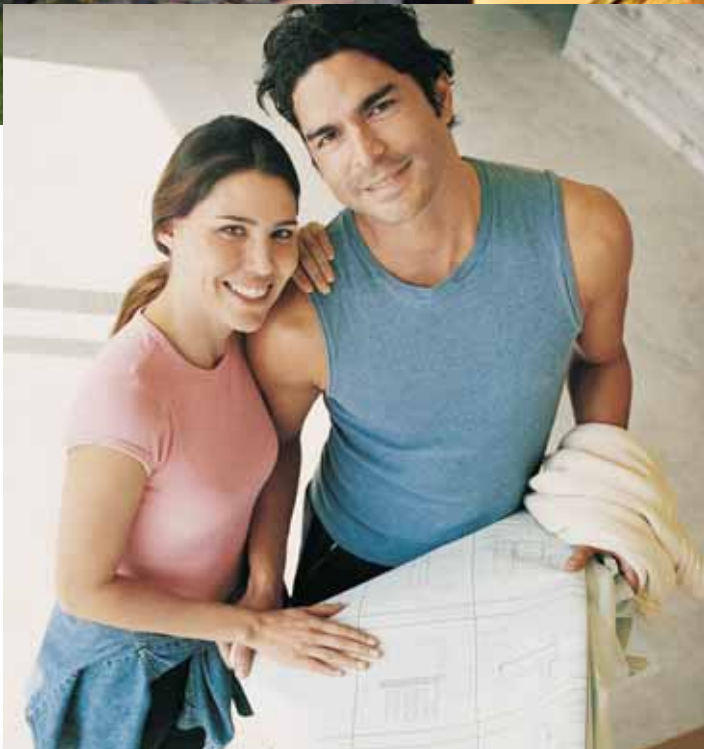
THREE THINGS YOU NEED TO KNOW

- 1 Design is a partnership between you and your designer.
- 2 You provide the brief to which the designer develops ideas and options.
- 3 You choose the level of service you require from your designer

FOUR THINGS YOU NEED TO DO

- 1 Decide what level of service you require from your designer. (This chapter describes what happens in a complete service.)
- 2 Sign a letter of engagement that clearly lists what is included in the design service and the costs.
- 3 Attend all meetings.
- 4 Provide formal feedback to your designer.

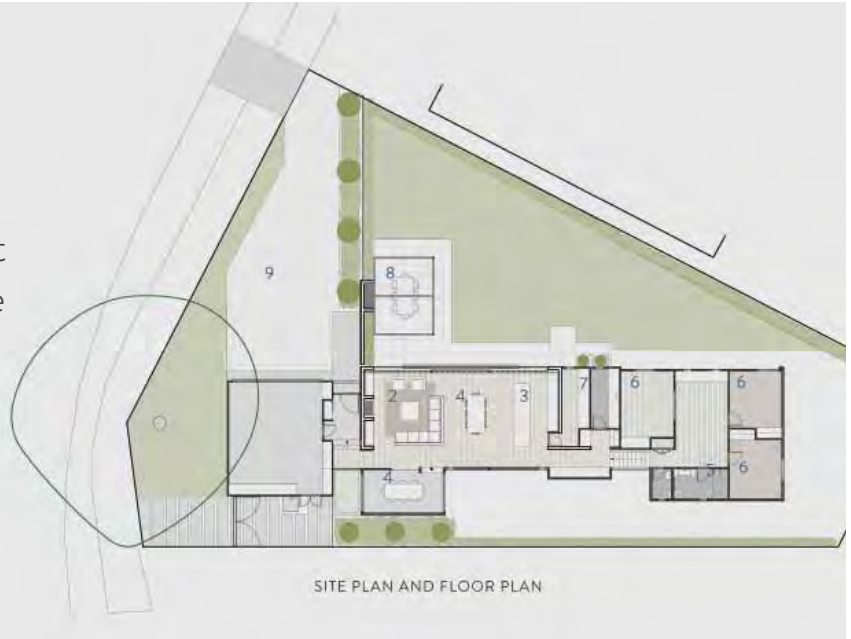




Centre top: Westmere
Architect: Paul Somerford | Photo: Carolyn Ducobu
Bottom right: Lynch Street by Dorrington Architects
Architect: Tim Dorrington | Photo: Emma-Jane Hetherington

3.1 Sketch design

Sketch design is also called preliminary design or concept design. It is the time to define your goals and aspirations, analyse the design constraints and review design options.



Sketch: Darren Jessop NZ REG ARCH.

It is an interactive process between you and your designer, requiring a lot of discussion, thought and feedback by both parties.

WHAT YOU NEED TO DO

- Read our Design Guide publication to give you an insight into the Design Process and understanding of good design principles for the different rooms of your home.
- Establish the kind of house you want and the styles you like. Try to think through things before you sit down and prepare the brief for your designer. Work done here will save you time and money throughout the construction process.
- Provide a brief, including budget and time frames.
- Order a LIM from the council where you are building.
- Supply a recent certificate of title and any other legal information you have on your site.
- Attend design meetings, take notes, consider the design options presented and provide clear and timely feedback in person or in writing. Use this book for meeting minutes and feedback template forms.
- Approve the final sketch design and cost estimate.
- Pay the designer's sketch design fee.

WHAT YOUR DESIGNER WILL DO

- Confirm conditions of engagement before they start work.
- Investigate the site (access, orientation, sun angles, neighbours, views, etc), existing services and buildings.
- Confirm whether sub-consultants are required. For example: land surveyor; quantity surveyor; structural or geotechnical engineers; town planner etc.
- Investigate district plan rules and requirements that affect your site.
- Analyse your brief against the design constraints.
- Prepare design options in sketches, site plans, floor plans, elevations, sections and perhaps a three-dimensional model.
- Present design options to you in person.
- Refine your preferred option based on your formal feedback.
- Define the primary elements of the design: driveways and paths, building size, form, materials, openings and outdoor spaces.
- Provide a square metre rate cost estimate on the selection option.
- Apply for a PIM to identify any Resource Consent issues and get information the council holds on your site.
- Apply for a Resource Consent on your behalf (unless this is not part of the conditions of engagement).

3.2 Developed design

By now the sketch design is signed off – the size, location, form and probably external materials are all agreed. Your designer can now develop the secondary elements of the design and begin co-ordinating the work of sub-consultants.

At the end of this phase, all aspects of the project should be defined.

WHAT YOU NEED TO DO:

- Attend design meetings and provide clear and timely feedback on material selections and design details for things like balustrades, pergolas, kitchen and bathroom layouts.
- Review the revised cost estimate.
- Approve sub-consultants and pay their fees.

- Sign off on developed design drawings.
- Pay the designer's developed design fee.

WHAT YOUR DESIGNER WILL DO:

Develop the drawings and documentation to send to sub-consultants such as the structural engineer.

- Integrate and co-ordinate sub-consultant designs into the architectural drawings.
- Develop door and window details, cladding and roof design, interior details, and timber and steel sizes. This allows a more accurate cost analysis.
- Start designing services: electricity, gas and phone locations; plumbing and drainage; preliminary lighting and electrical plans.
- Write the draft specification.
- Review design development with you at key stages.
- If a Resource Consent has been submitted, answer any queries from the council.
- A Building Consent can be applied for at this point.
- Tenders prepared and sought from builders.
- If some elements are not fully detailed due to time constraints (e.g. kitchen cabinetry or lighting selection), your designer will allow a provisional sum in the tender documents.

3.3 Pre-construction

All the important design decisions are made and the designer develops the final set of construction drawings, which incorporates input from builders and the council building consent process.

FIVE THINGS YOU NEED TO DO

- 1 Avoid changes to the design (unless they are small details). At this point the drawings are comprehensive and fully co-ordinated, and any design changes can result in major time and cost overruns. These will be expensive.
- 2 Attend design meetings and provide clear and timely feedback on finishes and fittings e.g. carpet, tiles, vinyl, paint colours, kitchen design, bathroom design and light fittings.
- 3 If you are doing the interior design yourself, a fixed sum can be specified in the contract for these items so that the contract can get underway and the final details follow later.

- 4 Sign off construction drawings and specifications.
- 5 Review builder's quotes and agree on the form of contract.

FOUR THINGS YOUR DESIGNER WILL DO

- 1 Review builder's quotes and construction programme, discuss with you and make recommendations.
- 2 Complete any component drawings required that had a provisional sum in the tender documents e.g. kitchen or lighting design.
- 3 Finish all drawings and documents, incorporate any changes required by the council or the selected builder, and issue the construction set – a complete set of drawings that can be built from.
- 4 Prepare contract documents for you and the builder to sign.

By the end of this phase you should have a preferred option agreed, know roughly how much it will cost to build, and know if you need to apply for resource consent.

This completes the design phase of the project. Once construction starts, your designer can administer the construction contract on your behalf. Chapter 4.0 Construction guides you through this next stage.

4.0

Construction

This is your house, your home, and however many other people work on it – designer, builder, subcontractors – the buck stops with you.

The process will probably take longer than expected.

Prepare for frustrations and minor irritations.

A lot can go wrong, but with good planning most should go right. The adventure begins...



THREE THINGS YOU NEED TO KNOW

- 1 Your builder is a crucial partner – you need a good one whom you can trust.
- 2 Making changes after building has begun is expensive and can cause delays.
- 3 Insurance, especially against theft and fire, is essential.

THREE THINGS YOU NEED TO DO

- 1 Ensure that there is a health and safety plan for the building site.
- 2 Always check that the builder is following the plans and all materials used are the ones specified and are installed correctly.
This is especially important.
- 3 When the work is done and your home is ready, get a Code Compliance Certificate from the council.

ORDER OF CONSTRUCTION

The usual order of construction is:

1. Correct set out of the building
2. Excavate the section and lay the foundations
3. Pour concrete floors
4. Construct the framing
5. Put the roof on
6. Mount the windows
7. Put on the exterior cladding
8. Organise plumbing and wiring
9. Fit insulation
10. Put in the doors
11. Install cabinets and interior lining
12. Tile floors and walls
13. Carry out final plumbing and electrical work
14. Paint the house and complete any finishing work
15. Lay the floor coverings



Above: Lynch Street by Dorrington Architects
Architect: Tim Dorrington | Photography: Emma-Jane Hetherington

4.1 Choosing a builder

As with choosing an architect/designer, it's essential to select a builder you can trust and feel comfortable with.

- Ask more than one to tender for the job so you can see if the costs being presented are fair and realistic.
- Don't take the cheapest simply because it is the lowest. Get the higher bidders to justify their prices and find out what may have been missed by the lower bidders.
- Visit other jobs each builder has done or is doing.
- Ask what guarantees are offered with the job and if they will come back to fix any work that is unsatisfactory.
- Group House companies are a reliable and convenient option. All provide standard designs and some will do custom-designed homes as well. They will take care of the whole project for you from start to finish, including project management.



4.2 Restricted building work

Homeowners who are about to begin a building project need to be aware of changes to the Building Act, which took effect from 1 March 2012.

To ensure any structural or weathertight work on a property is carried out by competent professionals, there are restrictions in place on who can design, build and renovate homes. This is known as Restricted Building Work or RBW.

RBW only relates to residential construction, alterations and design of houses and small-to-medium sized apartment buildings. It doesn't apply to any ancillary buildings such as garages or garden sheds or to commercial property.

The type of work which is restricted includes:

- Foundation and sub-floor framing
- Floors
- Walls
- Roof
- Columns and beams
- Bracing
- Damp-proofing
- Roof and wall cladding
- Water proofing
- Design of fire safety systems

In order to get building consent for Restricted Building Work, the design will need to be carried out or supervised by a Design LBP, a Chartered Professional Engineer or a Registered Architect.

**CHECK OUT
SECTION 6.3 FOR
COMPREHENSIVE
LISTINGS OF
QUALIFIED
BUILDERS IN
YOUR AREA**



FOR MORE INFORMATION: BUILDINGGUIDE.CO.NZ



They will then need to provide the owner with a Certificate of Work memorandum that states who did the design, identifies the restricted work, and certifies that the design complies with the Building Code. The homeowner (or LBP) must provide this to the local council as part of their building consent application.

Restricted Building Work construction cannot get underway until the owner has notified the local council of the LBPs who will be carrying out or supervising the work.

During Construction, as each LBP completes their part of RBW (eg the Roofing LBP has put the roof on), they must give the owner a Record of Work memorandum stating that they have carried out or supervised that part of construction. The homeowner must in turn provide this to the local council as part of their Code Compliance Certificate application.

Homeowners have an obligation to ensure that those they employ are licensed to do the work required. They can risk being fined up to \$20,000 if they are found to have knowingly employed an unlicensed person to carry out Restricted Building Work. Likewise, unlicensed trades people who carry out and/or supervise restricted building work can also be fined.

For further information about Licensed Building Practitioners or Restricted Building Work, please visit www.dbh.govt.nz/lbp

* The Licensed Building Practitioner scheme, administered by the Building and Housing Group, covers designers, carpenters, brick and block layers, foundation specialists, site managers, plasterers and roofers. LBPs are practitioners who have demonstrated to the Department that they have the knowledge, skills and experience to carry out quality building work to a high standard.

Parts of a simple home and how they relate to Restricted Building Work.

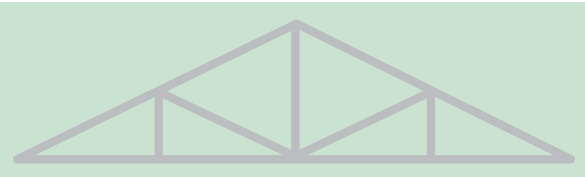
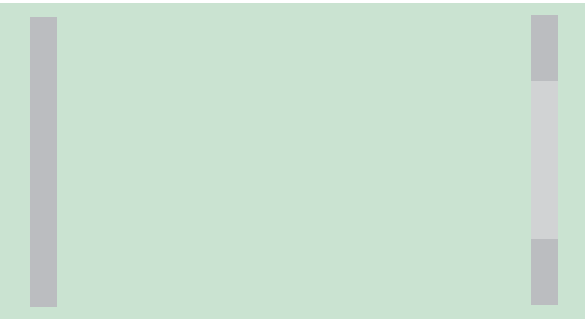
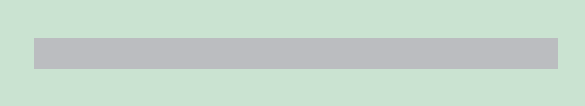

	LOCATION	RESTRICTED BUILDING WORK	LICENCE CLASS
	ROOF	<ul style="list-style-type: none"> Primary structure External moisture management 	<ul style="list-style-type: none"> Carpentry Carpentry Roofing
	WALLS COLUMNS	<ul style="list-style-type: none"> Primary structure External moisture management 	<ul style="list-style-type: none"> Carpentry Brick and Block Carpentry Roofing Brick and Block External plastering
	FLOOR	<ul style="list-style-type: none"> Primary structure External moisture management 	<ul style="list-style-type: none"> Carpentry Foundations
	FOUNDATIONS	<ul style="list-style-type: none"> Primary structure 	<ul style="list-style-type: none"> Carpentry Brick and Block Foundations

Illustration courtesy of DBH.

4.3 Building contract

You have three main options: full contract, labour-only or a managed labour-only. A full contract can make your life easier because there is one price that covers all the work and there is one person to go to if there are any problems.

Labour-only contracts have substantial responsibilities for the homeowner and therefore potential liability for the compliance of the building work. If you don't have experience or qualifications, ensure there is an independent onsite supervisor (usually your Design LBP or Registered Architect) taking responsibility for the conformance to the plans and compliance with the code. If project managing your own job and something goes wrong you may end up liable. Clear and concise contract documentation will be absolutely essential to clearly spell out the responsibilities for each party. The new Building Act introduced in November 2013 makes having a contract mandatory for projects over \$30,000 – see Section 6 for more information.

1 FULL CONTRACT

This includes:

- the builders labour
- all materials
- subcontractors
- liaison with the architect/designer
- arranging inspections
- managing the whole building project

2 LABOUR ONLY

The builder is responsible only for building work – you manage the rest. This means you are responsible for:

- supervising the building work
- organising sub-contractors and materials
- the Health and Safety Plan.

3 MANAGED LABOUR-ONLY

This contract is a hybrid of the two.

4.4 Contract works insurance

You need contract works insurance in place before a peg is put in the ground. Many things can go wrong from the excavation and foundation stage to the building stage itself, when building materials can be stolen. Other hazards include fire and malicious damage.

- The bank will want an insurance certificate before it will release any funds. Arranging insurance after work has begun can delay your project while this is sorted out.
- Your contractor may have insurance already in place but check that the cover he has is sufficient.
- The project must be insured for the full replacement value including any materials or goods that you are supplying, for example kitchen appliances or any electronic equipment. These are most vulnerable when they have just been installed and the house is not secured.

4.5 Site safety

Under the Health and Safety in Employment Act 1992, it's up to your builder (if you have a full contract) to ensure that people working on the site don't get hurt, which means they also must identify hazards and remove them, isolate them, or minimise them as much as possible.

Your builder's health and safety site plan should include:

- The person responsible for health and safety on site.
- Identification and control of potential hazards.
- Posting of notices and warnings of potential hazards.
- Restriction of access to the site to authorised people only.
- Guidance on ensuring a safe working environment at all times, for example, avoiding stacking things that could topple over.
- Instruction in safe methods and practices.
- Provision for safety meetings.
- Safety audits on plant and procedures.
- The recording and investigation of accidents.

4.6 Materials storage

Materials can be affected by bad handling and storage. For example, timber left uncovered can get wet and make it unusable for framing.

- Make sure that materials are protected from the weather, stored correctly – not on bare ground or uneven surfaces – and are handled properly.
- Get clear title (e.g. receipts) to materials stored off-site, and have insurance coverage in case of theft or your builder going into liquidation.
- Cameras can play a valuable role – document problems immediately, discuss with the builder straight away and retain photos in case of further issues.

4.7 Paying the builder

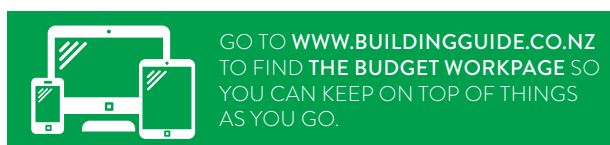
- When you're building, you make progress payments to your builder. This ensures that you pay only for work the builder has done so you never owe more than the house is worth at each stage.

- When a builder invoices a progress payment, the bank will want to see an updated progress report from the valuer. This is generally one page and tells the bank what the property is currently worth and what the cost will be to complete.
- The bank then pays the money to you so you can pay your builder.

4.8 Changes to approved plans

Try to avoid changes to the design as they will cost you time and money. Some changes are inevitably as work progresses – maybe materials specified are not available or you change your mind about location of windows, adding a wardrobe or extending eaves.

- Changes to the plans may require an amendment to the Building Consent. This will require an amendment application through council which will mean time to process. Your builder may have to stop work until approved.
- Changes are expensive – the builder has to add a premium because they can affect their programme of works.
- Get the builder to price the change and approve the cost in writing.



4.9 Wrapping up

- When work is completed you apply to the council for a Code Compliance Certificate (CCC). If you don't have one it may be hard to sell the house later.
- The council will make a final inspection and issue you with a CCC if satisfied that the work complies with your consent documentation.
- If the council issues a "notice to fix", you must make sure the work is fixed and advise the council when it is. You may have to go back to your contract with your builder and see who is responsible.



4.10 Construction checklist

To help you maintain control over your house construction – and be another set of eyes for mistakes – we’ve put together a comprehensive construction checklist.

Some of this you can do, some of this your designer can do.

EARTHMOVING AND EXCAVATION

- ☐ Is the hole for excavation staked out correctly?
- ☐ Are the walls vertical and even?
- ☐ Has it gone to the correct depth?
- ☐ Are all cut earth faces supported and “cut in”?
- ☐ Where can this affect neighbouring properties?

RETAINING WALLS

- ☐ Retaining walls must be included in the building consent and signed off.
- ☐ Is the ground supported during construction?
- ☐ Ensure the wall is drained behind and waterproofed/tanked if necessary.

FOOTINGS AND FOUNDATIONS

- ☐ Footings need to be straight and correctly positioned, though the finish doesn’t have to be smooth.

DRAINAGE AND UNDERGROUND PLUMBING

- ☐ Are the pipes in the correct position, i.e. not where you may want to put paths or gardens?
- ☐ Are the drain holes or pipe vents in locations that will interfere with future use of the grounds, e.g. where you may want to put paths or entertaining areas?
- ☐ Are the vents in the right position?
- ☐ Will the drains carry sufficient water?
- ☐ Does your drainage system meet the Building Code?

CONCRETE SLABS

- ☐ The concrete is laid on top of several things put in beforehand. There is a layer of compacted base course, a polythene vapour barrier, plumbing pipes and pipes taking electrical and other cable, in-floor heating and polystyrene insulation if required.

SEVEN THINGS YOU NEED TO DO

Make sure:

- ☐ Materials and products match what was specified.
- ☐ Timber is at specified moisture levels on installation.
- ☐ Timber has the correct preservative treatment for its location.
- ☐ The house is set out correctly on the site.
- ☐ Plans and specifications are followed.
- ☐ Materials are installed to manufacturers’ instructions so you get the warranty.
- ☐ Finished construction is protected from the weather.

- ☐ There are additives that can be applied to the concrete to reduce cracking during or following curing; the concrete can be coloured, polished and/or ground.

- ☐ Ensure the floor is fully laid in one pour and there is no lag between deliveries.

- ☐ Ensure the concrete is cured properly under advice from your builder.

WEB INFO: Cement & Concrete Association of NZ www.cca.org.nz / NZ Ready Mixed Concrete Association www.nzrmca.org.nz

WOODEN FLOORING

- ☐ Are the floor joists even and solid?
- ☐ Has the flooring timber been evenly laid?
- ☐ Has the timber been sufficiently seasoned?
- ☐ Are the plywood/chipboard panels secured properly and are they even – is there any movement or squeaks?
- ☐ Underfloor foil insulation is the minimum level of insulation you require under the Building Act but never shy away from increasing your level of insulation.

FRAMING

- ☐ Are the nogs (the cross-bars in the framing) level with each other?
- ☐ Are the studs (the upright timber) as spaced correctly at 600mm?
- ☐ Is the timber sufficiently dry and of the correct preservative treatment?
- ☐ Are the doors and windows correctly positioned and of correct sizes?
- ☐ Are the bracing elements in place?

WEB INFO: Frame and Truss Manufacturers Association of NZ www.ftma.co.nz

SCAFFOLDING

- ☐ Is the scaffolding secure?
- ☐ Are there safety barriers?

BRICK AND BLOCK LAYING

- ☐ Have they been laid even and straight?
- ☐ Is there a satisfactory level of quality finish with no evidence of mortar splashes?
- ☐ Are the ventilation gaps free of excess mortar?

ROOFING

- ☐ All roofing must be laid straight and true and fixed correctly.
- ☐ Fixings (screws) must be evenly and neatly set out.
- ☐ All flashings, barge boards and ridge cappings must be in place.
- ☐ Do you have a guarantee with the roof?
- ☐ Have you supplied the roof shout?

WEB INFO: NZ Metal Roofing & Cladding Manufacturers
www.metalroofing.org.nz

PLUMBING

- ☐ Is the hot-water source close enough to the kitchen/bathroom taps to minimise time lag?
- ☐ Check the correct filters are in place for pipe size and water pressure.
- ☐ Will you have adequate water pressure? Discuss with your plumber, designer and bathroomware supplier together if you can – water pressure can be a major source of confusion on installation.
- ☐ Are the gas pipes all installed in the correct position?
- ☐ Do you have sufficient outdoor taps for hoses wherever you may need them?
- ☐ Is the bathroom plumbing correctly positioned?
- ☐ Have you worked with your plumber to ensure the pipes will be quiet?

WEB INFO: Master Plumbers www.masterplumbers.org.nz

EXTERIOR CLADDING

- ☐ Is the cladding handled and installed as per manufacturer's instructions with no damaged panels used?
- ☐ Are the flashings done correctly and properly waterproofed?
- ☐ Are the joins in panels even and level and regular?
- ☐ If using flat panels, is there sufficient weatherproofing?
- ☐ Are battens used to aid in drainage for water that gets behind the cladding?
- ☐ Is the cladding finished properly so the job looks neat?

WEB INFO: Claddings Institute of NZ www.cinz.co.nz

WEATHER-TIGHTNESS

- ☐ Avoid decks enclosed by solid walls with a lack of drainage and perhaps a handrail attached to the top of the top of the wall – water cannot drain and the weather proofing skin may have been pierced by the handrails.
- ☐ Avoid wall cladding materials finished hard down onto a deck surface or paving or paths: the cladding will absorb water from the surface it is finished onto.

- ☐ Avoid wall cladding that extends below ground level or landscaping materials, including mulch, built up against the wall – materials that are continuously damp will quickly deteriorate.
- ☐ Avoid decks that are constructed to the same height as the internal floor, with no fall for drainage, compounded by an outlet that can get blocked.
- ☐ Ensure suspended timber floors have space below the floor for ventilation to remove moisture evaporating from the ground.
- ☐ Avoid using silicon sealant rather than properly designed flashings.
- ☐ Ensure head and sill flashings are installed over windows and joinery.
- ☐ Ensure parapet walls have cap flashings.
- ☐ Kick-outs or diverters to apron flashings where roofs abut a wall surface ensure that water flows into the gutter and not down inside walls.
- ☐ Ensure monolithic claddings and tiled finishes have movement-control joints that allow building movement to occur without cracking the materials.
- ☐ Ensure adequate detailing on junctions between materials.
- ☐ Check the difference in levels between the surface outside and floor inside and/or that there is good drainage – without these the building may well fail to meet the performance requirements of the Building Code.

Information supplied courtesy of BRANZ

WEB INFO: www.weathertight.org.nz / Weathertight Homes Resolution Service www.weathertightness.govt.nz

WINDOW JOINERY

- ☐ Are the windows and sliders the correct size and design on delivery?
- ☐ Have they been fitted with sufficient waterproofing?

WEB INFO: www.masterjoiners.co.nz / Window Association of NZ
www.wanz.org.nz

INSULATION

- ☐ Have you got the correct R (heat retention) levels or better?
- ☐ Has it been correctly installed as per manufacturers' specifications?
- ☐ Ensure there are no gaps – these can reduce efficiency by as much as 40%.
- ☐ Thermal Bridging: For information please refer to Insulation at www.buildingguide.co.nz

WEB INFO: Energy Efficiency and Conservation Authority
www.energywise.co.nz; www.smarterhomes.co.nz; homestar.org.nz

WIRING AND LIGHTING

- ☐ Do you have enough power points and in the right positions?
- ☐ Are the power points and light switches installed evenly on the wall?
- ☐ Are the transformers correct for the types of lights you have installed?
- ☐ Are the lights selected correct for the specific job you want them for?
- ☐ Are the light fittings in the correct position for the tasks you wish to undertake or the ambience you want?
- ☐ Has the electrician created holes for the lights in the correct position?
- ☐ During installation, has the electrician installed the correct lights in the right places in the right way?
- ☐ Have you future-proofed the home by including wiring for home automation and ducting for a central vacuum system?

- ☐ Are there an adequate number of inlet valves and power unit/dirt collection canisters for the vacuum system?
- ☐ Has the electrician provided a power point by the proposed unit location?
- ☐ Make sure you use a qualified installation technician for your vacuum and home automation systems

WEB INFO: Electrical Contractors Association of NZ www.ecanz.org.nz

PHONE AND BROADBAND WIRING

- ☐ For new homes or major renovations are you installing structured cabling in a 'star' configuration, with each outlet wired back to a home distributor box?
- ☐ Do you have phone / broadband outlets in all areas? A double RJ45 outlet is recommended for bedrooms and other normally occupied rooms, with multiple outlets in the lounge, rumpus room and study.
- ☐ Are you using Cat5e cable or better?

WEB INFO: www.chorus.co.nz/wiring

GUTTERS AND DOWNPIPES

- ☐ Do the gutters have the correct fall to ensure no pooling of water?
- ☐ Are the gutters installed correctly with overflow relief in case of blockage so heavy rain does not flow into wall cavities?
- ☐ Have you chosen a colour that complements the roof and external colour of the house, and has that colour actually been installed?
- ☐ Are the correct downpipes installed – colour, materials, profile (shape)?
- ☐ Are the downpipes in the correct location so they don't interfere with external gates or the lines of your home?

INTERIOR WALLS

- ☐ Ensure framing is dry and straight. The use of thicker 13mm plasterboard with metal ceiling battens helps provide a straighter ceiling.
- ☐ Wall sheets should be fixed horizontally, as horizontal joints are less visible.
- ☐ To reduce the visibility of any imperfections use light colours and flat paints or textured wallpaper and avoid lighting that strikes a wall at a shallow angle.
- ☐ Use light shades or recessed downlights and position windows away from the edges of walls and ceilings or use shades.
- ☐ Plastering of the joins is critical, especially in ceilings in open-plan living areas – a single large ceiling is almost impossible to get completely flat but a poor job will be obvious and bug you for years.
- ☐ Do you have the correct panels for specific rooms; e.g. waterproof in the bathroom, fire-rated in the kitchen, sound-proof in the bedrooms?
- ☐ Are they even and undamaged?
- ☐ Ask what level of finish is being done?

WEB INFO: Assoc. of Wall and Ceiling Industry NZ www.awcinz.org.nz

KITCHEN

- ☐ Is the benchtop the correct size? If not, negotiate with your kitchen manufacturer to replace or discount.
- ☐ Are cupboards installed above the bench fitted properly to the ceiling and/or walls?
- ☐ Are powerpoints installed at correct locations and with fittings that minimise intrusion onto benchspace or tight spaces?
- ☐ Ensure workmanship on joinery is an acceptable standard, with well-fitted joins and hardware.

WEB INFO: Nat. Kitchen & Bathroom Association www.nkba.org.nz

BATHROOM

- ☐ Don't forget ventilation and heating, especially underfloor heating. The room must be able to be fully dry within 30 minutes.
- ☐ Check that sufficient waterproofing is done.
- ☐ Ensure all glass is of correct NZ standard.
- ☐ Check tiles for chipping after laying and after other major items installed so damaged tiles can be replaced.

WEB INFO: National Kitchen & Bathroom Association www.nkba.org.nz

HEATING AND AIR-CONDITIONING

- ☐ Do you have sufficient heating units for your new home?
- ☐ Have they been correctly installed as per manufacturers' specifications?
- ☐ Is the gas flued to reduce moisture build-up inside?
- ☐ Have you considered the trade-off between purchase price and running cost?

WEB INFO: Institute of Refrigeration, Heating & Air Conditioning Engineers www.irhace.org.nz

INTERIOR AND EXTERIOR PAINTING

- ☐ Ensure correct paints are used in areas like kitchens and bathrooms, doors and window frames.
- ☐ Look for sloppy work and make sure it is cleaned up. Ensure angles are cut in to keep lines sharp.
- ☐ Is the preparatory work of a sufficient standard – filling holes, touching up plaster sanding, use of correct undercoats?
- ☐ Are the paints being used the brands you specified or cheaper alternatives?
- ☐ Have the painters got the correct colours as specified?

WEB INFO: Master Painters NZ www.masterpainters.org.nz

FENCING

- ☐ Have you discussed the fence with your neighbour?
- ☐ Has the correct grade of timber been used?
- ☐ Are the vertical posts installed solidly and evenly?
- ☐ Is the fence the correct height or do you need to get building consent?

DECKING AND PAVING

- ☐ Is the drainage sufficient?
- ☐ Check where decks attach to walls to ensure the proper procedures are followed and weathertightness is achieved.
- ☐ Have attachments to walls been done properly?
- ☐ Is the deck rated to hold sufficient people?

RUBBISH REMOVAL

- ☐ There will be rubbish left behind by the tradespeople and sub-contractors. Specialist companies can dispose of this in an environmentally sound manner.

5.0 Product Buying Guide

The products you buy will be dictated by style and your personal preference, budget, advice on quality and appropriateness of each product and on how much time you want to spend in searching out the perfect product.

This section provides an overview of key parts of your house build and gives you a guide to help you with the buying decisions.

FIVE THINGS YOU NEED TO KNOW

- 1 Every item specified in your house plans has numerous alternatives.
- 2 Some items will require more of your input than others.
- 3 You will need to devote significant time to choosing the right products for your home based upon your personal style and taste and the relative value of each product.
- 4 You can completely abdicate responsibility for these decisions by employing professionals – designers, interior architects and designers, colour consultants and landscape architects, for instance, to make these decisions for you.
- 5 Using professionals in this way can certainly make life easier but will remove you from participating in the creation of what is your home.

EIGHT THINGS YOU NEED TO DO

- 1 Decide for which products you want to be a part of the buying decision.
- 2 Research these products and look for alternatives – there's a plethora of them out there.
- 3 Enjoy the process – balance the pleasure of buying all these new things by keeping an eye on your budget.
- 4 Review your budget regularly and frequently.
- 5 Your home is one thing for which you will never regret buying quality items.
- 6 Visit the Home Ideas Centres or similar, use the internet including the Building Guide website.
- 7 Make sure your installers are qualified.
- 8 Ensure you understand the warranty requirements of the items you buy.

Above: Godden Cres by Dorrington Architects
Architect: Tim Dorrington | Photography: Emma-Jane Hetherington

5.1

New home
technologyGet Active and go Solar with
PV panels

Concerned about the rising cost of electricity? Why not consider Solar PV system.

Long term investment, with continuous returns every time the sun rises. Power prices are rising, it's timely to generate your own electricity with Photovoltaic (Solar Power) panels.



Photovoltaic or PV panels absorb photons from the sun, converting them into electricity for powering homes, businesses and industrial premises. An added bonus is that surplus power can be on-sold.

Active Solar can install new or even retro-fit PV panels, usually mounted on the roof of the home or building, and tailored to meet most roof types and budgets. If building new, a pre-wire kit is available to make the building solar ready.

"Installing a PV system connected to the main grid means you can heavily supplement your current electrical bill. You save money and increase the value of your property by making it more sustainable."

PV panels are basically maintenance free, can be dismantled and moved to a new location. The PV panels come with a 25 year linear warranty, to produce above 80 percent of the panel's output for that time. PV system sizes begin at 2KW, which produces between 2600 to 3000kw per year or one quarter to half of the average household's yearly energy used.

Courtesy of Active Solar

Pre-wiring

Pre-wiring is the general term given to running cabling through the framing of your home.

Pre-wiring is an important component with the ultra-fast broadband rollout bringing you services to your home.

YOU CAN PRE-WIRE FOR:

- **Hi-Fi.** When building, it is easy to distribute music anywhere in your home. Practically invisible speakers (they fit into the walls or ceiling) and control solutions that match your décor and budget can be used in as few or as many room as you like. Weatherproof outdoor speakers can also be wired for.
- **Home Theatre.** By putting specialised speakers around your TV and a couple behind you, you can create a home theatre. Video cables (for the picture you will see) also need to be run for your TV, plasma or projector.
- **Structured Wiring.** This is the general term given to the centralised wiring and distribution of aerial, Sky, telephone and data cabling.

Editorial supplied by The Listening Post: www.listeningpost.co.nz

HOME
AUTOMATION

Often the electrical installation, heating system, security and audio visual installation are undertaken by different contractors, without any consideration to how they will interface with each other to simplify the way we live.

The ability to touch one button that opens your garage door, disarms your alarm, turns on lighting to welcome you and controls the heat pump to your desired temperature requires design and direction by an automation specialist.

Defining these will help you to provide a scope for pricing purposes. This is usually a free service provided by an automation solution provider to help you understand what can be achieved.

DID YOU KNOW



Where you see cables...



We see DNA.

Pre-wiring your home for **entertainment and automation** forms the hidden DNA of your home and the foundations of your family's future. It also adds life and extra value - the benefits are huge and the cost minimal.

If you're building or renovating we need to talk pre-wire. Contact us today for a FREE pre-wire brochure.



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ECONNECX™ – AFFORDABLE HOME AUTOMATION

Have you ever had that terrible feeling when you can't remember if you closed the garage door or set the alarm? Have you ever arrived home and wished your lights and heating were already on for you? Or do you want to save money on your power bill? econnecx™ can help you with all of these situations and more.

What is econnecx™?

econnecx™ is New Zealand's smart and affordable automation system for homeowners. It connects aspects of your home to the internet, creating a smart home which can be monitored or controlled via any internet-connected device such as your phone or computer.

What does that really mean?

Basically it makes your home life easier, safer and cheaper. You can schedule your outdoor and indoor lighting to turn on or off based on your daily movements. So it's on when you get home for example. You can check if your alarm is set while giving you the ability to arm or disarm it via the smart phone app - ideal for letting tradespeople, friends or family into your home without having to give them keys or access codes. Plus you can decrease your home's energy consumption by scheduling key appliances like hot water cylinders, underfloor heating, heated towel rails and heat pumps to only run when you need them. While utilising econnecx's home/away mode to turn off all standby items like TVs, audio equipment and chargers while you aren't at home, you'll really maximise your power savings.

How much could I save on my power bill?

When econnecx™ was installed for the first time at a residential property in 2012, the annual power bill reduced by 16.6% simply due to the homeowners having more control over their systems and appliances.

How much does econnecx™ cost?

A fully installed econnecx™ system typically costs between \$2,400 and \$3,500 + GST along with an annual subscription of \$80.

That's great value, I thought automation was expensive?

econnecx™ is very affordable because it doesn't use expensive hardware controls. Instead you use your computer or phone and utilise the wiring already in your home.

How do I use econnecx™?

Once a qualified electrician installs the system, you can easily customise econnecx™ to suit your needs and lifestyle in minutes. You can change your settings at any time and new features are automatically downloaded as part of your annual subscription. Check out our website videos to learn more.

What next?

Talk to your electrician about installing econnecx™, fill out an enquiry form at www.econnecx.com or call 0800 123312 for more information.



CONTROL YOUR HOME FROM ANYWHERE



HOME AUTOMATION:

- AFFORDABLE
- SIMPLE TO INSTALL & USE
- REAL POWER BILL SAVINGS (10-30%)
- MAXIMISES SOLAR POWER
- CONVENIENCE
- CONTROL
- PEACE OF MIND
- FROM \$2,400 + GST INSTALLED
PLUS \$80 + GST p/a subscription

econnecx™ gives you remote access and control of your appliances and electrical fittings via the any internet connected device.



0800 12 33 12
www.econnecx.com



KEEP YOUR HOME CLEAN AND HEALTHY WITH A CENTRAL VACUUM SYSTEM

Having been used in millions of homes throughout the world, central vacuum systems have long been accepted as a great addition to the home.

Modern systems are quieter than conventional vacuum cleaners because the power unit is located away from living areas; they are significantly more powerful, so clean carpets and floors more thoroughly; and they are more convenient to use, in that they eliminate the need to drag a machine, with its associated power cord, around a house.

With the main unit located in a garage or utility room, simply plug a lightweight, crushproof, anti-kink vacuum hose into a conveniently located inlet and cleaning becomes a breeze.

The average home requires two to four inlets and the unit needs to be emptied only three or four times a year.

One of the main advantages of the systems is that because of their superior power, they reduce dust inside a house, providing a better atmosphere for allergy and asthma sufferers, Beam Central Vacuum Centre (Wellington) director Peter Muller says.

United States Environmental Protection Agency studies show that indoor

air quality can be two to five times worse than outdoor air, so any cleaning equipment that provides better air is an advantage for home owners, he says.

Beam by Electrolux, the flagship brand of Electrolux Central Vacuum Systems - the world's largest producer and supplier of central vacuum systems in the world - has now raised the bar again with the release of the Beam Alliance range, Peter says.

Completely redesigned from the ground up, the Beam Alliance systems are the new standard for central vacuum systems and are a must-have in new homes and renovations, he says.

"To begin with, there is the incredible cleaning power - that is up to five times more power than most portable vacuum cleaners on the market. That means more dust, dirt, allergens, pet dander and mites removed from the home. Everything about this system is designed to improve the indoor air quality to reduce allergy symptoms."

Using a patented self-cleaning filtration technology, the system also provides sustained cleaning power, meaning it will not lose performance as the dirt receptacle fills, Mr Muller says.

"The Beam Alliance range also operates quieter than other vacuum cleaners. It uses a unique mounting and bumper system, and has incredible sound suppression technology which reduces motor noise to lower than that of most portable vacuum cleaners."

Beam systems are designed to last a lifetime and Mr Muller says the company is happy to provide a lifetime guarantee on the Beam Alliance range, as long as the systems are properly maintained.

DON'T LUG A VACUUM PLUG IN A BEAM

Clinically proven to significantly reduce allergy symptoms, a **Beam Central Vacuum System** removes 100% of contacted dirt and dust out of the living environment. Using the latest technological innovations from **Electrolux**, the Beam Alliance systems offer a quieter, easier and more powerful experience than ever before.

Call **0800 000 103** now to receive a free copy of our latest New Home or Renovation planning guide.

Cleaner, healthier living. Built in.

www.beam.co.nz

0800 000 103



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Electrolux

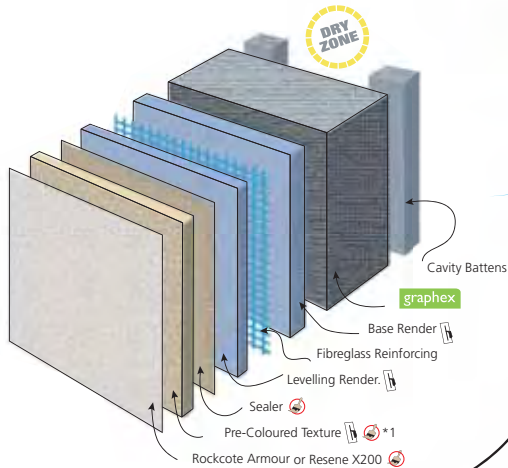
CENTRAL VACUUM SYSTEMS

ROCKCOTE®

*Premium construction materials
for all your building projects*

Plaster Facade Systems

Our range of premium external, cavity based plaster facade systems includes our INTEGRA lightweight concrete, and Graphex Insulated facade systems which are BRANZ weathertight tested and installed only by our network of registered LBP contractors.



Flooring Systems

INTEGRA lightweight concrete flooring - no more squeaky floors.

Our 75mm thick lightweight concrete flooring is the only aquapel infused lightweight concrete on the market today. INTEGRA flooring is a superb choice for all new construction projects providing acoustic, and thermal insulation along with the feel of solid concrete.

- Super hydrophobic
- Steel mesh reinforced
- Waterproof when cut
- Easy handling
- Cost effective
- All weather installation



Interior Finishes

Our range of hand applied organic natural interior finishes compliment and enhance your living environment.



Our range includes;
Rockcote EARTHEN natural clay provides a 'breathing surface' which assists in controlling internal vapour. It is also 100% recyclable and can be coloured from within Resene's Whites & Neutrals range.

Milano polished lime based finishes from Italy. This range provides a premium high polish finish for feature walls.

All products and systems are warranted and installed by the network of Resene Construction Systems registered LBP plastering professionals to strict specifications providing surety of performance to your project.

Resene 
Construction Systems

www.reseneconstruction.co.nz
0800 50 70 40

5.2

The outer skin: cladding

Christchurch architect Cymon Allfrey discusses claddings and how they enhance the space and forms of a design.

Architecturally, exterior cladding is the personality of your building; it is the skin which makes your home unique so it is important you are selecting a material which not only will age gracefully with the building but set the scene architecturally of what lies beneath. Enhancing the geometry of the form, cladding can bring a sense of colour and texture to the design, and tells the story and history of your home.

One of the most exciting things about cladding is that it offers passers-by, and of course you, the opportunity to experience the building in different ways. From your street front, the architectural language and depth of your cladding material is very different to the experience you have up-close, when the tactile surface reveals itself. It is through cladding that we are able to



enhance the spaces and forms of the design. Be this through the coupling of materials, such as concrete and timber, the use of an applied finish or the balance of light and dark – through the use of colour or natural light rays and how shade plays out across the building. This push and pull of light and dark can be particularly relevant, for example when blending a dominant garage door into the design – a lighter contrasting cladding positioned alongside will then draw the eye away from the garage door creating a friendly street appearance.

The primary consideration when it comes to selecting a cladding material is that you have to be deliberate – understand why you are using the material. Your cladding choice should enhance the flow of the design ultimately enhancing the architectural response to the building. From industrial, to modern, to domestic, to utilitarian – think about what look you want to achieve, what the purpose of the building is and how you can use cladding to tell a story.

CONCRETE

Through the exploration of a love of modernism, concrete has become a popular material choice for the exterior of the buildings I have designed – despite it not being a cladding material in the

Above: Winsomere Cres by Dorrington Architects

Centre Right: Great Barrier Rd by Box Living

Architect: Tim Dorrington | Photography: Emma-Jane Hetherington

traditional sense of the word. Its honest and raw qualities were appealing, along of course with its simple modern look. Typically used where forms are bold and strong, it is a material which will age gracefully with the building. Paired with cedar battens, concrete can be softened for domestic use, or left as a raw material for an industrial feel. Like all materials there are pros and cons to using concrete – the most notable being you never know what you are going to get until it is out of its pre-cast mould, so flexibility around imperfections is ideal; however you can cover most with an applied finish such as a stain or paint. Your end result with concrete will be durable, raw, geometric and in some instances brutal.

TIMBER

Timber is an incredibly versatile cladding material and can be used in a variety of ways – from painted weatherboard, to vertical cedar slats, the limit is simply what look you want to achieve; from historical to modern, timber is an option. Timber generally has a seven to ten year maintenance cycle and as an organic product is prone to movement so it pays to bear this in mind. Timber is a material which is not only familiar, but comfortable, so the end result is often a domestic architectural language.

BRICK AND MASONRY

Brick embodies notions of simple forms, familiarity and respect. The use of this material offers its end user a product which is robust, low maintenance and safe – seismic events of late to the side. Brick was one of the original cavity construction materials and was decades ahead of our understanding around the risks of weather-tightness. Throughout the decades brick and masonry have remained consistent and their ready availability has seen them firmly mortar a place in New Zealand's architectural language. As technologies and fashions have advanced there has

been some shift in their popularity, however brick will forever have a place in New Zealand's architecture. It is a material we all know, appreciate and recognise.

METAL

The use of metal as a cladding material is an interesting one. With sheets of corrugated iron conjuring notions of the quintessential Kiwi utility shed, the use of this material will bring a sense of utilitarian familiarity to your building. The advancements and refinements of metals over the years now allow us to achieve this familiarity with a contemporary aesthetic and has seen metals be applied to architectural forms at both the higher and lower ends of the scale. This particular cladding material, coupled with the evolution of zinc cladding, has seen a shift in the architectural sector in the approach to roof lines, as sheet metal allows the boundaries to blur between a defined roof line and exterior walls, creating an interesting dynamic of forms.

NATURAL STONE

From schist, to Oamaru stone, to granite, to slate, New Zealand offers homebuilders an extensive range of natural stone claddings. While there have been a number of debates around the sustainable nature of stone it is important to note that while it is not a renewable resource it is one of the only exterior claddings on the market which can be re-used – a notion which currently is being played out in Canterbury. Depending on the effect you wish to create there are number of finishes which can be applied to the stone – fractured slate is commonly used as a feature cladding adding texture to the building and complementing a primary cladding; while polished basalt can be used in clean sheets to achieve a very different effect. Of all the cladding materials on the market stone is the one material commonly also used in the interior of the home – be it as feature wall, fire-surround or kitchen benchtop.

MONOLITHIC CLADDING SYSTEMS

Plastering systems have been around for centuries providing a seamless appearance. Modern plaster or Stucco systems have reinforced Modified Cement-based plasters that are applied over a variety of substrates. Traditionally Stucco is applied over brick, masonry block, fibre-cement or plywood sheeting which is then painted. This traditional method of plastering has been used in New Zealand since the 1920s. There are various modern Plastering systems available in the market which, when applied over timber or steel framing are installed over a drainage cavity like most other exterior claddings which aids in protecting the structure from incidental moisture should it occur.

All external plaster claddings are required to be installed by Licensed Building Practitioners - plastering license class.

Modern Plastering systems include window flashing suites, with various hand applied layers of plaster and reinforcement, finished with acrylic textures, or paint systems. The plastering and flashing systems vary slightly between systems, yet must comply with building code requirements. The main change that occurs with the systems is generally the substrate to which they can be applied. The various substrates or backings can include Brick, block, Insulation board, AAC concrete, & fibre cement. Each substrate provides unique benefits, such as Thermal insulation, or Impact resistance dependant on the location, or intended use. As with all exterior cladding plaster is no different in that it requires general maintenance such as painting, and cleaning. Plaster is a relatively easy surface to paint due to its flat surface, which also allows you the flexibility to change the colour easily if required..

Buying new, or replacing your existing garage door?

To begin with, you will need to get a measure and quote to get an accurate price.

The best time to get a garage door company involved is at the framing stage once the roof is on, as it is easy to make changes to the opening at this point. Technical advice by an expert can assist with situations such as confined space or custom designs.

When comparing quotes, you need to consider that the prices are on the same quality, thickness and service.

Style – When choosing a garage door and auto opener for your home there are countless styles to enhance the character and street value of your home.

Your local garage door dealer will give you options and opinions to suit your needs.

The Top 6 Things You Need To Know about Garage Doors.

A Garage Door's life is tough, constantly looking good, providing reliable safe access when you're home and remaining staunchly secure when you're not...

Types – some are better than others

There are four main types of garage doors out there. The roll-up (roller) door still has its uses but it is better suited for the days when families only had one car. Newer more rugged Sectional doors have a range of looks and often protect two cars with their greater strength and weatherproofing. Recently, insulation has been added to their resume. Tilting doors have aged considerably and now seem unsafe and clumsy, but the minimal clearance requirements that once made them great has spawned a superior roller/sectional hybrid which is well suited to squeezing under low hanging garage beams.

Openers – ensure right one for size/weight of door

Garage door openers have come a long way with great technological advances. Most now feature rolling-code security but the level of encryption can vary. Be aware of a DC openers' force rating, - cheaper openers often have limitations on the size and weight of door they're warranted for. Some openers are more affected by neighbourhood wireless interference than others; ask how reliable your opener will be in the face of an increasingly wire-free world - don't get stuck outside.

Steel Thicknesses – you get what you pay for

Steel garage doors are made from a variety of steel thicknesses and you get what you pay for. They are made from 0.4BMT (Base Metal Thickness) or less, up to 0.6BMT which has 50% more steel and a lot stronger depending on profile. A flat-folded door will command a premium due to 0.9BMT steel but you'll definitely see and feel the quality difference. Most modern flat minimalist door styles are better suited visually to thicker gauges of steel. You should also make sure you know where the steel comes from as it's common for the paint on imported coil to fade under our harsh UV rays!

Warranty – generally dependant on a periodical service

There are actually three parts to a garage door warranty, all of which vary across providers in terms of cover and duration. **Manufacturer's warranty** covers manufacturing faults for a set time and is separate for the door and opener. **Installation** is crucial to the longevity of the door & opener and any wrongdoings here will generally void the manufacturer's warranty(s). **Periodic Servicing**. Just like your car, the largest moving object in your home will benefit from regular (annual) servicing and like your car, although not as well known, most manufacturers actually stipulate this as a requirement within their warranty terms and conditions. When was your door last serviced?

Sizing – get the most value out of your garage door

All garage doors should be made to measure to ensure the best fit and optimum performance. The most common way of pricing is by size breaks, height and width. – Talk with your supplier to understand these cut-offs to allow you to adjust your opening to get the best combination of size vs. price but be aware of the clearances needed.

Smooth vs. Wood-grain embossed

A Woodgrain emboss was once the standard for garage doors but the smooth finish look is becoming more popular. Garage doors have large areas of flat relatively thin steel and the embossing was functional in hiding minor imperfections in the flatness of the steel. Be aware that a flat finish door will be less forgiving if viewed from an angle or if anything falls against or hits the door.

This is a quick overview of some of the things you should know about garage doors. For more information, visit one of the following websites or give us a call we're happy to help.

DOMINATOR

Since 1988, Dominator Dealers have provided a local garage door service that you can count on.



Find your local
Dominator dealer

0800 DOMINATOR (366 462)
www.dominator.co.nz

DOMINATOR

GARADOR

Formerly trading as AHI, Garador has over 40 years of history within the garage door industry.



Find your local
Garador dealer

0800 GARADOR (427 236)
www.garador.co.nz



5.3 Heating & ventilation

Heating options are far greater now than for our parents:

Electrical, gas, new super-efficient wood fireplaces, gas fires, in-concrete floor hot water or electrical heating units, central hot water heating, heat pumps and air conditioning units and home ventilation systems.

And about time, too! New Zealand homes have been woefully under-heated and it leads to illness and poor health. Make your home warm, healthy and comfortable.

CONSIDERATIONS:

- Ensure you have an abundance of insulation – remember, building code requirements are a minimum.
- Modern heating systems are generally better at heating your home and more energy-efficient than the traditional Kiwi approach of huddling around a bar heater.
- There is no truly 'green' heating system – all rely on some form of energy.
- Modern wood-burners – either fireplaces or pellet burners – are extremely efficient and emit minimal fumes.
- Unflued gas heaters are expensive to run and potentially dangerous – they emit toxic chemicals and add moisture to interior atmospheres.
- It's important that whatever system you install is of sufficient capacity to heat your home properly – too small a unit will result in expensive bills and insufficient heating.
- Balance the trade-off between price to purchase and the ongoing cost of running the units.
- You can get built-in gas and electrical heaters that will extend the use of your outdoor living areas into cooler



months, and even make the evenings more enjoyable through summer.

- Consumer magazine reports that gas heaters are comparatively expensive to run. Their findings are that woodburners are cheapest, then heat pumps.
- New heating system installations require a building consent and registered installer.

The modern approach to heating is 'whole house heating'. Good insulation and an energy-efficient heating system will heat all areas of the house at a reasonable price and help keep your family healthier through cold months.

CENTRAL HEATING

Central heating can be fuelled from gas, diesel, solid wood pellets or hot water heat pumps.

- Central heating can work through warm water underfloor heating or slim water radiators (and sometimes both), with the possibility of adding domestic hot tap water and even swimming pool heating all from the one heat source.
- The most common heat sources chosen are piped natural gas, diesel boilers, eco-friendly wood pellet boilers and aerothermal (air) heat pumps due to higher efficiencies and lower capital costs. Geothermal (ground source) heat pumps are also available, but these systems generally incur higher installation costs.
- High up-front costs are outweighed by lower running costs and lovely, evenly heated, warm homes.

MODERN WOOD BURNERS AND WOOD PELLET BURNERS

- They are inexpensive to run, energy-efficient and surprisingly environmentally friendly. They have the advantage of being able to be connected to a wetback, which will provide hot water at no extra cost apart from the installation.

- Freestanding models are generally more efficient but if renovating and looking to replace your existing open fireplace, installed wood burners are much more efficient than your old open fireplace.
- Wood burners heat one area, so combining with a heat transfer system is recommended.
- Wood pellet burners use waste wood, such as sawdust and shavings that are compressed into pellets. Their features are similar to wood burners, with the advantage that they are more highly efficient and environmentally friendly.

UNDERFLOOR HEATING

Underfloor Heating provides radiant heat from the ground up which proponents claim as the most comfortable and even warmth of any heating system. These work with any floor type but care should be taken with wooden overlays as there is potential for shrinkage. Electrical systems are cheap to install but the running costs are higher. The high cost of gas in the South Island also makes these systems more expensive to operate there. Solar water heating is only suitable as a supplement to an underfloor system as they do not generate sufficient or consistent energy as a stand-alone system. Specific areas can be targeted and programmable thermostats are usually included to maximize effective control.

- Running pipes in your concrete floor slab even if you don't intend to use them initially, will future-proof your home and may add resale value.

HEAT PUMPS AND AIRCONDITIONING

Correct sizing is crucial for long-term trouble free and economical running of your heat pump. If it is too small in capacity (kW), it may be cheaper to buy initially, but it will struggle to heat the area. This will therefore result in the unit having to work much harder, making it less economical to run, as well as increasing the danger of it rapidly reducing its life span. If the chosen heat pump is too large, then you will be paying too much.

- Heat pumps work the same way your fridge does. Warm air is removed from one side of the wall and transferred to the other using coils – outside to in, if heating, and inside to out, if cooling. Because there are no heating elements to heat, they can be very inexpensive to run.

Because the heating needs of every dwelling are different, you need to undertake heat loss calculations based on: your home's size, the materials used for construction, whether your home is north or south facing, the size and number of external walls and the number of windows and doors. All of these factors affect the heat loss of a home, as does where you live as from north to south, temperatures during summer and winter are vastly different.

- The Energy Efficiency and Conservation Authority has a rating system called the Energy Star Mark that allows you to identify particularly efficient units.
- Options run to wall units, floor units, ceiling units or fully ducted – choose the most suitable for your space and house design.
- You can buy a single unit for one room, or a multi-system unit for two to four rooms.
- Check how loud the unit is.

SOLAR

Solar panels provide essentially free hot water. Any excess can be diverted to heating a pool or added into a floor heating system. During winter months solar will require back-up heat supplementation.

- Power and gas prices are continuing to rise and are forecast to increase sharply as demand increases – solar is renewable, sustainable, efficient and reduces hot water heating costs.

GAS HEATERS AND FIRES

Gas offers instant heat that's easy to control. Providing fast, convenient and easily-regulated heat, gas can bring a moderate sized room to a warm comfortable temperature in about 10-15 minutes. Energy Star rated flued gas heaters are the most efficient and won't release moisture or harmful gases into your home. Glass-fronted gas fireplaces are significantly more efficient than open fronted and create much smaller carbon footprints.

Far cleaner than wood-burning fires, gas is favoured in clean air areas, making it a popular heating option in such regions as Canterbury.

- Ensure your gas heater is flued (exhaust fumes run outside): unflued gas heaters, such as standalone units using gas bottles, emit toxic gases and water vapour – emitting moisture and dangerous fumes.
- Efficiency is important. Though gas is the cleanest burning fossil fuel, some heaters are more efficient than others so make sure yours is at the higher end of the scale. Ideally, look for condensing gas heaters.
- If you live in an area that has no gas supply, you can have tanks that are delivered to you, last for months and only get changed out as required.

The World Health Organisation recommendations for room temperatures are, 21 degrees Celsius in living areas, 18 degrees Celsius in bedrooms and 22 degrees Celsius in bathrooms.

Energy stars indicate how efficient an appliance is when compared to similar model, so the more stars, the more efficient. Energy-rating labels will also give you an estimate on the annual energy consumption for that appliance.

How to choose the right colour for you

There are many elements to home interior and exterior schemes but one of the most dominant features – simply because it covers the larger surfaces of your home, is colour.

Choose surfaces which have fewer colour options first, such as carpets and furnishings. It's much easier to get a paint made to match carpet and furnishings than the other way round. Have a look at any accessories, knick knacks or artworks you have bought, and work with these items that you are not going to be replacing. Use these items to refine your paint colours.

While there are many beautiful and useful white and neutral colours in the Resene collections, make them a considered choice rather than be driven by a fear of getting it wrong with bolder colour.

The best way to see how colours react in different rooms is to test them. Using Resene testpots, paint your chosen colour onto a piece of A2 card leaving an unpainted border around the edges so your eye focuses on the reality of the colour. Move the card from wall to wall and from room to room. Watch how it changes not only with the light but against other colours in the room.

If you are building a new home and don't yet have the luxury of walls to try your colours on, try your Resene testpots out in a space that is as close as possible to your new home.

When you're choosing colour, remember these handy tips:

- The same paint used in two different rooms – one north-facing and one south-facing – may look completely different.
- The same colour painted on the walls in a large room may look different in a small room. In a small room the walls reflect onto one another so colours may appear more intense. This is particularly the case with yellows.
- If in doubt choose a lighter colour inside as colours will tend to look darker. Outside the reverse applies – if in doubt choose

a darker variant as the sun will tend to wash out the colour and make it look lighter.

- Colour on the ceiling will look darker than the walls because there is less reflected light. Generally a half or quarter strength of the wall colour is recommended. Or make a statement and opt for a coloured ceiling or continue your wall colour onto the ceiling for a cosy cocoon of colour.
- Flat, low-sheen, satin, semi-gloss and gloss finishes also play a role in how colour can change in certain lights. Glossy finishes are highly reflective and can lighten a room and make a colour seem cleaner and brighter. Similarly, matt surfaces absorb the light and will appear darker and deeper than glossy reflective surfaces. Most decorators opt for a low sheen finish, such as Resene Zylone Sheen or Resene SpaceCote Low Sheen, for walls, semi-gloss for trims and joinery, such as Resene Lustacryl, and flat finishes for ceilings, such as Resene SpaceCote Flat or Resene Ceiling Flat. For exterior walls either a low sheen, such as Resene Lumbersider, or semi-gloss, such as Resene Sonyx 101, with contrasting semi-gloss or gloss trims and joinery works well.
- If you're choosing a neutral colour scheme consider varying the sheen and strength of the colours to add interest.
- When it comes to wallpaper, as a general rule, smaller rooms generally look best with smaller prints while larger rooms will handle larger prints. But if you're drawn towards a bold print for your living room but don't want to cover a whole room, use it on a statement wall instead. You can then pluck out colours from the wallpaper's pattern to use in your colour scheme. See an extensive collection of wallpapers as your local Resene ColorShop or online at www.resene.co.nz/wallpaper or create your own custom wallpaper with Resene WallPrint, www.resene.co.nz/wallprint.

For more advice and inspiration, see your Resene ColorShop or use our free Ask a Colour Expert service online: www.resene.co.nz/colourexpert.



Resene Bonanza



Resene Raptor



Resene Friar Grey



Resene Black White

**quality
paint
colour
advice
wallpaper
curtains**

Get a superb finish on your decorating projects with quality Resene paint, colour, wallpaper, curtains, decorating accessories.

Come in and see the team at your local Resene ColorShop and enjoy the Resene difference today.

Call **0800 RESENE (737 363)** or visit **www.resene.co.nz** for your nearest Resene ColorShop. Over 60 Resene ColorShops nationwide.



the paint the professionals use



Resene, licensed products since 1996

5.4

Interior finishes

Connecting with yourself.

Good design appears effortlessly elegant. Interior design is about satisfying your needs for emotional and physical comfort.

IT STARTS WITH THE ARCHITECTURE

An architect's role is to transform the initial client brief and design concepts and their relationship with the landscape into 3-dimensional reality. As well as designing the form and exterior elements, an architect is also responsible for all interior structural elements.

This covers floors, walls, ceilings, the junctions where they intersect and the physical structures that support them. As a result, the dividing line between architecture and interior design can blur. However best results come when the two disciplines collaborate together.

Every detail is
a constituent
part in a greater
design idea.

WHEN TO THINK ABOUT THE INTERIOR DESIGN

As many construction finish decisions are made during the documentation phase, it's important to address the interior design early in the process. This will ensure you have the most flexibility and choice. Applied finishes like paint, wall coverings, tiles and carpets are all decided upon during the consent documentation phase. Some finishes may have specific substrate or installation requirements that need to be discussed with the architect and incorporated into final design and construction documents.

FINDING INSPIRATION...

Inspiration for design themes and elements can often be found in favourite objects, images, textiles or even memories or experiences. Cast an eye around your home. What is it that carries special significance; something that could be expanded into a design theme that will bring you comfort and joy? Explore themes – classic, modern, minimalist, coastal, country, Japanese, etc. Which fits your personality and tastes? There are numerous magazines and websites that show how different themes can work and give you inspiration.



SELECTING FINISHES

Every decision you make should be viewed in relation to the overall design project. Nothing should appear disconnected from the whole experience.

As part of realising your vision, decisions will be made to balance classic with contemporary and enduring with daring. The goal of your interior design will be to blend every colour, finish and furnishing into a distinctive, harmonious whole.

COMING HOME – WHERE DESIGN IS HEADING

Our tastes are shifting more towards simple pleasures and casual, uncontrived luxury that is nature-inspired. We are seeking out authentic materials, more crafting and thoughtful detailing. For many natural surfaces, the look is pared back and minimalised. Rather than covering up the raw beauty, the key is to enhance it.

Natural materials tend to show their age very quickly; finish them in clear finishes to protect them into the future so they keep their natural good looks for longer.

Think concrete wax on concrete floors and benchtops, clear finishes on timber and water repellents on exterior concrete, protecting the surface but not changing the aesthetic; keeping the look true to the original character.. We are surrounding ourselves with natural materials, transformed from their existing state into usable form by skilled craftspeople.

Fabrics are now more textured and structured. They possess an inbuilt sense of luxury. We have grown beyond pure minimalism. Materials such as linen, silks and wools are being manufactured with a combination of the traditional craft techniques and cutting edge technology. The result is high quality fabrics that we experience in a tactile way through sight and touch.

LIGHTING

Lighting has a major effect on colours and colours/finishes and lighting must always be considered alongside each other. Also there is a good order in choosing finishes – e.g. choose carpets, drapes etc first and paint last. People don't realise this and then end up really disappointed later when they find they can't find fabric to suit everything else.

Lighting is a whole section of design in and of itself. For more advice, check out Section 56 and our website lighting section: www.buildingguide.co.nz/products/lighting.

Many people are also choosing more and more online. A good recommendation is always that all finishes should be viewed as a physical sample before making a final choice.

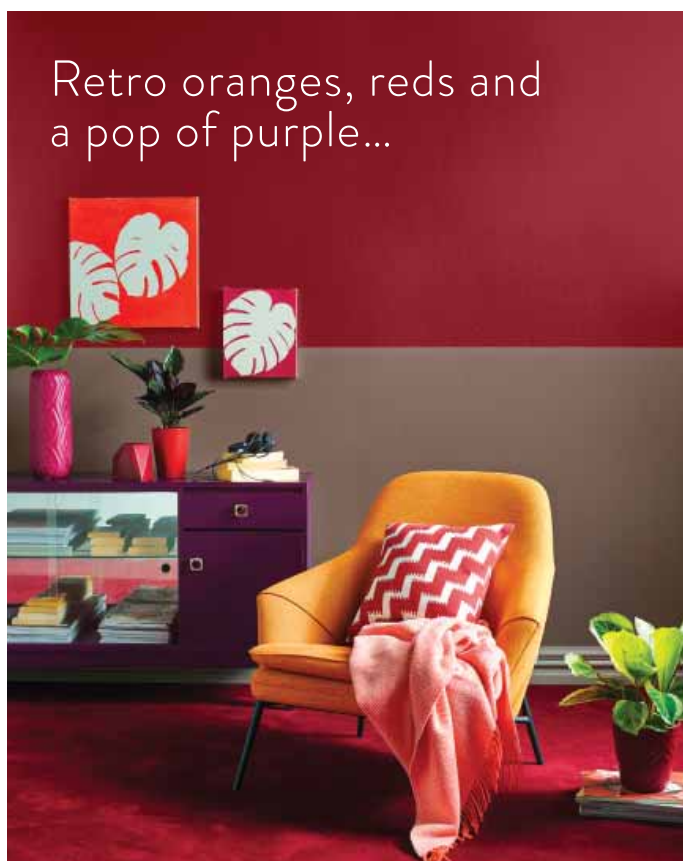
Grey is an on-trend neutral...



...and when you add a slice or two of the zesty citrus tones of yellow and orange, you create a stunning colour-popping dining setting. The yellow chairs are not only mismatched in style but are painted in similar but different Resene yellows from the new Resene The Range fashion colours 16 – Resene Wild Thing (at back), Resene Bright Lights (side) and Resene Teddy (front). In a similar vein, a grouping of old plates has been painted in a variety of oranges – from bottom left clockwise, Resene Adrenalin, Resene Touche, Resene Juicy (two plates on right), and Resene Clockwork Orange (centre). Add some bright tableware (including a vase painted in Resene Touche), hand-painted geometric placemats in the same colours as the plates, tropical greenery and fruit... and you have a sizzling summery setting.

The wall is in Resene Quarter Foundry, the palm pot is in Resene Transmission and the floor is in Resene Colorwood Whitewash.

Retro oranges, reds and a pop of purple...



...give this setting a cool mid-century Californian appeal. Add a plush carpet and some house plants, and you're truly in the groove. The two-tone wall is a simple yet stylish device. You can use any colours but we chose to cool down the heat of the Resene Red Berry by matching it with the aromatic taupe brown of Resene Coffee Break.

A second-hand sideboard has been given a facelift with hardwearing Resene Enamacryl, tinted to Resene Conundrum, a mysterious violet-red, while the pots are in various rich reds – Resene Red Letter, Resene Red Hot and Resene Madam M. Create fun artworks by using a 'natural' stencil, in this case a large fruit salad plant leaf. These use Resene Red Letter and Resene Madam M on a background of Resene Half Tea.

5.5

Selecting flooring

Flooring is the first thing that you feel as you step into a room.

It is a significant factor in any architectural and interior design undertaking.

Consider this element early in the design process, as applied finishes need to be selected and specified during the construction documentation process. Consider flooring in terms of the physical, visual and emotional comfort and appropriate use of the room. Then it needs to be viewed in relation to the overall design concept – to create a harmonious whole. Will it be an understated finish that will allow the look of a room to change and evolve around it over the years? Or will it be the main design feature?

Each flooring type has its own set of benefits and limitations relative to the performance required for the area under consideration. Is it resistant to the expected wear? Easy to clean and slip resistant? Does it offer sounds absorption? Resistance to expected moisture? Suitable for the substrate?

The most popular flooring choices are timber, woollen and natural fibre floorings, and tiles (ceramic, porcelain and natural stone).

Timber floorings are popular due to sustainability, and their clean, simple, natural look with a great degree of flexibility in the way it is finished. It is an understated, yet luxurious natural material that brings warmth to a design.

Carpets are popular due to versatility and comfort. As well its insulating properties can reduce heat loss, and noise levels. It's a durable product that gives flexibility in terms of colour and texture.

**CHECK OUT
SECTION 6.3 FOR
COMPREHENSIVE
LISTINGS OF
QUALIFIED
BUILDERS IN
YOUR AREA**



Seaview Ave by Dorrington Architects

From affordable ceramic, or more durable porcelain, to the ultimate luxurious surface of a natural stone, tiles can offer easy care flooring. The aesthetic can be very minimal or highly ornate depending on the sizing and decorativeness of the material chosen.

CONCRETE

Concrete is often part of the floor structure and isn't necessarily a floor covering. From a polished finish to exposed aggregates, to varying textures, the limits for colours and looks are extensive. Concrete does have limited acoustic properties and can be hard and unforgiving underfoot. It is however, modern, durable, has excellent thermal and fire resistant properties, and is relatively cost effective.

VINYL

Available in a range of styles and finishes, vinyl achieves a soft comfortable feel underfoot, while acting as a practical and hygienic solution for kitchens, bathrooms, laundries and even living areas.

Creating the look of real wood flooring at a fraction of the cost is simple with vinyl planks and tiles. Combining the natural look of wood with a warm feel underfoot, this is a smooth, sleek flooring option that is resistant to indentations, waterproof and easy to clean. It is an attractive and affordable alternative to hard flooring.

CARPET

The age-old debate between synthetic versus wool carpet continues and personal preference and budget will most likely dictate your final decision. While wool has all the natural benefits, technology advances has resulted in the gap closing between the two when it comes to other comparisons. Now designed to withstand spills, heavy foot traffic, furniture and harsh sunlight, synthetic is no longer a sub-standard choice.

The construction of the carpet will impact its final look; cut pile carpets tend to appear more luxurious, while loop pile carpets are more hardwearing. Performing well acoustically, carpets will aid insulation. Heated floors can still perform well with carpet.



Bespoke carpet

If budget and time are on your side then this offers the ultimate choice and customisation of your carpet to meld completely with your interiors. Sallee offers a Bespoke carpet range enabling any colour choice in 30 different standard styles of carpet with no minimum meterage. Samples are manufactured throughout the process to ensure consistency and quality, and it is all manufactured locally.

NATURAL FIBRE FLOORINGS

Sisal flooring

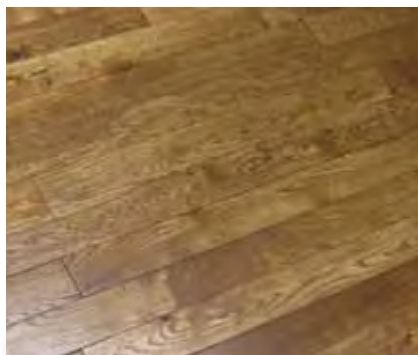
Here the rustic subtleties of natural sisal cactus leaves are woven into a durable "Bristol" flooring on a jacquard loom – giving this material is chunky, distinctive weave. It is simple and functional, with an almost sculptured look and natural textural changes.



TIMBER

Hardwood floors

This renewable resource with its warm, natural feel is perfect for long term family homes and heavy traffic areas. It is a favourite with architects for its versatility and clean, simple aesthetic qualities. The variety of timber species, applied stains, and widths of boards allows for an aesthetic style to suit a myriad of situations – plank, parquet and prefinished boards.

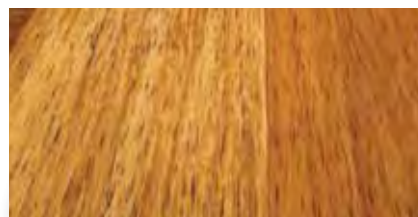


Bamboo

This option is made from a lightweight woody grass. It is a fast growing, regenerating plant that has the tensile strength of steel, It is durable and resists swelling and contractions with changes in humidity.

Engineered wood

This option offer a real hardwood veneer attached to a number of the same hardwood or plywood jointed layers. Resulting in both sustainability and climate stability and a variety of timbers and finishes. The various layers in each board maximise stability and minimise movement of the wood fibres in each separate layer in the board as they lie in a perpendicular direction.



TILES

Ceramic and porcelain tiles have a water absorption that can be up to 10%, which limits the applications for Ceramic tiles: they cannot be immersed in water or subject to freezing or frosts. Ceramics tend to be lower in strength than porcelain tiles which therefore can be made into larger tiles. Porcelain tiles have a lower water absorption; typically 0.5%. The clay is a better quality, usually white, and the tile is fired at a higher temperature; generally 1200°C.

Natural stone – marble tiles

Perhaps the most beautiful of the natural stones, marble is technically metamorphic limestone. Its wide array of colours, natural variances and veining make for stunning flooring when polished or honed. Grigio Marmi (pictured), with its mottled shades of soft greys, evidence of fossilization and lively movement is a striking example of this materials natural elegance.



Harrisons Six Flooring Tips

As you build or renovate, no doubt you are thinking ahead to what your future needs will be.

Just as your home needs to meet these future needs, so does your flooring and today there are many choices.

At Harrisons Carpet you'll always get the best advice and the best price from our locally owned and operated flooring experts.

1. Always renovate from the FLOOR UP

Flooring should be the first thing you choose as it is one of the largest surface areas. Once you have an idea on your exterior colours, it would be a good time to look at carpet colours. We come to your place, work through your plans, colour swatches and assist in the flooring choice to suit your needs.

2. Colour is one of the biggest decisions you will make

We make this easy as our carpets are colour matched to Resene paints. Once you have chosen carpet and paint colours, you can then easily match your accessories to ensure they all work together.

3. Neutral carpet colours continue to be the most popular

A neutral carpet palette provides a flexible base for room designs as you can easily add extra colours and accents with accessories such as curtains, cushions and rugs which can be easily and inexpensively changed in the future.

4. Carpet vs hard flooring

The trend is to have a mix of soft and hard flooring. Carpet is still the primary choice for the bedroom, lounge and areas where you want more comfort and warmth. For hard flooring consider the new innovative range of vinyl's and vinyl planking which provide all the beauty and richness of a traditional wood floor or the modern look of tiles but are easy to clean and maintain and will not be damaged by water spills.

5. Softness and Ease of looking after

If you need a carpet that is easy to look after, then you should consider a Solution Dyed Nylon carpet which is very soft and durable plus it is fade and stain resistant. They are now the most popular carpets in NZ, with Triexta Zen3 Carpets (as seen on TV - 'student proof carpet' commercial) becoming increasingly popular.

6. There are also a lot of variables when it comes to carpet performance

Well-constructed carpets using quality fibres will help your carpet look better for longer. All of our popular carpets feature the independent ACCS performance rating, so you can rest assured you are getting the right information to make your selection. We then work within your budget to recommend the best carpet possible.

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5.6

Lighting: changing the view

Lighting designer Haydn Mellor explains the process of creating a lighting plan.

Traditionally considered a final stage in planning, focus on energy efficiency and innovations in technology means lighting is worth considering much earlier in the design process.

Thanks to the government's interest in energy efficiency and wise use of resources, lighting design is now getting the focus it deserves. Today, creating a functional and aesthetically satisfying lighting plan has become an essential step in the planning process. The key to developing the lighting in your new home in such a way that it meets the optimum standards of aesthetic appeal, simple yet effective functionality and the maximum energy efficiency is early involvement between your architect and your lighting designer.

CREATING A LIGHTING PLAN

The basics:

1. Target use of spaces, budget, light sources and placement ideas as well as means of control.
2. Consider exterior and landscape lighting, along with the use the outdoor areas for entertaining,
3. Security.
4. Any particular preferences or references that you want incorporated.
5. Which areas should be featured, including highlighting shrubs or trees.
6. Define the building at night through the use of exterior lighting.



The design process has three main objectives: functionality, energy efficiency and a lighting design that didn't impact heavily on the space. Discrete recessed energy reduction halogens were used throughout for the main lighting giving a soft, efficient easy to control light. LED lighting was applied in the high use thoroughfares and landscape lighting.

To eliminate contrast and create balanced light in a room, there should be at least three kinds of lighting, according to lighting experts. The right atmosphere can be created by well designed, carefully planned and executed lighting installation. Lighting can be one of the biggest factors in determining the mood of a room and how comfortable and pleasant or simply practical it is to use.

Soft, indirect ambient light should illuminate the whole room with a glow, and **task lighting** should be positioned (usually between the top of the head and the work surface) to enable working or reading. **Accent lights** should be used to highlight artwork and decorative objects. (A **decorative light** like a chandelier is a fourth, not necessarily essential, component of lighting design; it should never be the sole source of light in a room because it throws everything else into darkness.)

There are fantastic affects that can be created using the right lights in the right positions. But also make sure you



Centre: Winsomere Cres by Dorrington Architects
Below: Winsomere Cres and West End Rd by Dorrington Architects
Architect: Tim Dorrington | Photography: Emma-Jane Hetherington



have lights that are sufficient for work you have to do, such as over kitchen benches or where you like to read. By all means consult lighting designers. Their services can make a huge difference in the quality of your finished installation. The lights themselves can be a significant portion of your budget and are very much a fashion statement if you want them to be.

- Consider whether they will be seen and spend accordingly, with more money spent on lights that occupy highly visible positions.
- Lighting has a huge impact on mood, so consider the ambience (atmosphere) you want to create.
- Consider how the space itself 'works' architecturally, and what aspects of it could be highlighted or hidden; the colour and texture of the surfaces being lit; whether you have particular paintings, objects d'art or materials that you wish to make a feature.
- Human eyes don't like to deal with extreme contrast because it creates eye exhaustion, therefore look to diminish contrast in a room that you will be in for a long time.
- Remember – if you can't afford a particular light you want, you can always run cable to the point of installation and just leave a bare bulb there for a short while, which is far better in the long run than removing the light from your plans altogether and ending up with something you won't be happy with.
- Consider low and non-direct lights in areas such as the bathroom that you may visit during the night.
- Consider the bulb beam width: this effects where light goes and the intensity of contrast between light and shade.
- Outdoor lighting can open up gardens for night time enjoyment and the old days of spotlights over the deck are rapidly disappearing, with lighting helping create outdoor rooms for entertaining into the night.
- Even light switches can be fashion pieces – the choices are far greater than the old standard white buttons.
- Are the light switches conveniently placed and in the correct position?
- Have you considered dimmers? Dimmers create lighting flexibility within a room – from bright to relaxed.
- Are the light fittings in the correct position on your plan, taking into account the tasks you wish to undertake, or the ambience you wish to achieve?
- During installation, has the electrician installed the correct lights in the right places in the right way?

Haydn Mellor is a Lighting Designer and General Manager of Lightplan who focus on mid to high-end residential and commercial projects, design and supply. www.lightplan.co.nz

5.7

The Kitchen

The kitchen is traditionally the heart of a house and now it's also the hub.

No other room in your home is likely to host as much traffic, utilisation and conversation.

DESIGN MEETS FUNCTIONALITY

As well as being a meeting point, your kitchen is primarily a space where aesthetics integrate with functionality. Within the kitchen, you must have easy access to all the necessary amenities, ingredients and appliances required for the preparation of food.

With the increasing popularity of open plan designs, it's equally important that your kitchen design complements the themes and styles that echo throughout the rest of your home. Design palettes should flow from living and transition spaces such as passageways into the kitchen area. Then to elevate the space still further, consider what other design features, amenities or items of furniture could create a point of difference.

As you plan your kitchen design, here are some of the key features to take into account:

- 1. Wall space, windows and your sink** — Wall space is always a premium. Your design needs to make the most efficient use of what wall area is available. Think where cabinets could hang.

A key question is where to locate the sink. Do you want it to face a window so you can keep an eye on children playing in the garden or look out over a view? You will also need to ensure there is room for a dishwasher nearby as well ample bench space.

- 2. Storage and access** — Storage is a priority when designing a kitchen. The ideal solution combines visual appeal with ease of use.



Think about what you need when preparing food and how often it will need to be accessed. Space in your kitchen should be allocated according to how you will use the space. Your choice of drawers and shelves is important. How much capacity and what height best suits? What configuration of drawers and cupboards will be most convenient? Would everything be easier stored in deeper drawers? Do you want to hang some implements farmhouse style?

How you lay out your kitchen design will allow greater control over aspects such as the height of worktops and placement of devices and appliances. Think about things you do not access as frequently. Perhaps they can be stored away from the principal work area? Large pots and oven trays could be stored in a pantry-type cabinet. A similar cupboard space could be used for groceries and vegetables not kept in the fridge. This way, everything is within a few steps of your work triangle.



Design: Smith & Scully Architects | Photography: Mark Scowen

Careful thought should also go into the clean-up area. Where do dishes go after they are removed from the dishwasher? Would wall cabinets be an effective place to store glassware?

If so, just how far do they need to be from the dishwasher to allow easy transfer?

Likewise, consider the storage requirements for the items you need nearby the hob or range. Pots and pan drawers, drawers for utensils, spices, oils and other essential items all should be placed within easy reach.

3. Cabinets — For maximum flexibility, choose a kitchen design that is compatible with a wide range of cabinet designs. From high gloss glass with oak, laminate finishes or elegant lacquer finishes in any colour you want, your choice of cabinetry is critical to achieving the look you want for your kitchen.

If you have an open-plan kitchen, the design theme including cabinets must compliment your living space. Alternatively if your goal is a minimalist kitchen, look for plainer cabinets that can be finished with recessed handles and other unobtrusive extras.

As you piece together your kitchen design, you will need to decide where your cabinets sit. You'll also need to choose the internal and external hardware. What shelf styles, glass or solid doors? Do you need lights inside some cabinets? Would electrical plugs be useful inside?

CREATING A USABLE SPACE

Your kitchen should be shaped around the way you intend to use the space and what best matches your family needs. If you entertain regularly, an open plan format may be most suitable. This will enable you to socialise whilst cooking and preparing food. If your lifestyle is oriented to

family gatherings, a communal seating area will be more important.

Here you can share family meals and connect with each other, without needing to carry food around the house.

Each element in the kitchen has its own space requirements. Take the time to consider where each can be placed to realise your vision.

Refrigerator — the refrigerator needs some counter space nearby for setting down objects removed from it. This can be located to the right or left of the refrigerator as most refrigerator doors can be set to swing either way. For side-by-side fridge-freezers, having the “set down space” bench top behind you when you open the doors is often the most convenient. Instead of reaching around the open door to get to the bench top, you can simply turn around and place things on the bench behind you. Islands are perfect for this. The direction of the door swing should be compatible with the rest of the kitchen. For example, if your fridge door is set to open away from you, you won't need to walk around the door each time it's opened.

Consider
the swing
of the
refrigerator
door

Oven, hob and range — the hob or range also needs “set down space” on either side. You'll need somewhere to put down pots while they are still hot from cooking, as well as ingredients that are being added as you cook.

Sink and clean-up space — this is one of the most frequently used areas in any kitchen. Your clean-up space and sink need sufficient usable area on two sides. One side is for stacking dirty dishes and utensils whilst the other is for storing them once they have been washed.

Microwaves — most kitchen designs incorporate a specific site for a microwave, at the correct height and close to the stove or range. However most microwaves are an awkward depth. They can be deeper than many upper cabinets yet shallower than lower base units. The height of their placement is important. Too low and you will be forever bending down to read the display panel and insert dishes. Too high and their ability to be used effectively by all members of your household is severely compromised. If your microwave is not an integral part of your cooking routine, you could think about putting it outside the work area. It could even sit across the kitchen close to the pantry cupboard and storage cabinets.

Coffee machines, blenders and mixers — most high-end appliances like coffee machines, blenders, toasters and other appliances are made with both functionality and visual appeal in mind.

But particularly in a smaller space, you might want the option of storing them out of sight — or at least away from the busy work area. The most natural place could be in a larger cupboard or pantry space. But if you wish to keep using them, you will need to ensure a power supply is available within the cupboard.

THE FINISHING TOUCHES

Your kitchen design is not only about choosing the right colours and materials. The finer details can make a huge difference. You must take care to choose the right colours and textures on the walls and floor. These in turn should complement the fixtures and appliances.

Lighting is another important aspect. Spots can be used to illuminate a specific area, while the main lighting affects the overall ambience. If you have a more modern kitchen design, recessed ceiling lights work well and can really set off any stainless steel elements.

Overall, your kitchen should have a strong sense of cohesion where functionality and style are both achieved. Unless you already have experience in successfully designing a kitchen, retaining the services of a specialist kitchen designer is strongly recommended.

Editorial supplied Mark S. Graham





Below left: Mairangi Bay Kitchen | Above: Castor Bay House | Below right: Devonport Kitchen
 Designer: Jason Bonham Interiors | Photography: Mark Scowen

YOUR OWN ISLAND A kitchen island can become an effective centrepiece, providing you have sufficient space.

An L-shaped kitchen incorporating an island needs at least three metres of width to fit in a minimum depth island with minimal aisle space. Three and a half meters creates an even more usable space.

For a U-shaped kitchen with an island, you'll need a room that is at least three and a half meters wide for a minimum depth island with four meters being preferred. If you want the island to run in the long dimension in the U-shape, you'll need at least five meters of width. Islands that incorporate a sink need more width still.

If you have decided that you want to have an island, you'll also need to consider if you want it to contain



any appliances. Will a sink unit fit? Will there be bar-style seating at one side? Will it have two levels? Will it incorporate the hob? There are so many ways to design an island; you can let your imagination run free.

Your kitchen should have a strong sense of cohesion where functionality and style are both achieved.

5.8 Bathrooms

Our intimate sanctuary.

5.0 | PRODUCT BUYING GUIDE



Above & below left: Mairangi Bay Bathroom | Designer: Jason Bonham Interiors
Photography: Mark Scowen

Bathrooms have outgrown their purely functional role. They are now an intimate space for retreat and self-indulgence where we connect with one of life's most vital and essential elements – water.

The role of bathroom design is to enhance this connection by creating a sanctuary for body and soul.

DESIGNS REFLECT OUR CHANGING LIFESTYLES

We are moving to a new freedom in how we use our living spaces. This means the traditional divides between sleeping and bathing spaces are dissolving. To maintain this flexibility, consider avoiding fixed walls that separate.

Instead, think about movable glass or timber screens that allow inter-mixing of materials and spaces. Another effective touch is to bring nature and the outdoors closer with a Japanese 'tsuboniwa' or small, enclosed garden.

SMALL SPACES THAT FLOW

Smaller, more confined areas suit pared-back designs with simple materials. These create compact, functional spaces where the ritual of bathing is completed efficiently and modestly. To generate a greater sense of space, think about hung vanities and toilets along with recessed wall cabinets. Wet areas that do not separate baths and showers add even more freedom.

Bathrooms are where we connect with one of life's most essential elements – water.

MAKE IT A SENSUAL EXPERIENCE

Materials on the floor, walls and horizontal surfaces in your bathroom are experienced in a very tactile, sentient way. Tiles, mosaics, stone, glass and timber are all popular for their luxurious feel. Each will contribute differently to the mood of the bathing space. However their palette must still reflect materials chosen throughout the rest of your home. After all, every room is part of a greater experience.

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FITTING TOUCHES

As well as their functionality, consider how the shape, form and composition of fittings can add a level of tactile delight and surprise.

The first step is to whittle down the vast array of choices. From sculptural faucets to computerised shower systems that can be set to your own exclusive heat and water pressure settings.

To pick well, you need a critical eye and an educated guess as to where style is heading over the next ten years or so. Do your homework with plenty of showroom visits. Test-drive everything for comfort and size. Remember that you get what you pay for. Nobody ever regretted buying quality and durability.

SHED SOME LIGHT

Almost nothing contributes as much to a room's ambience and tone as lighting. Think about these three areas and how lighting can add to your desired effect:

General – what is required to illuminate the room to make it usable and able to be appreciated?

Materials on the wall, floors and other surfaces are experienced in a highly tactile way

Task lighting – what sort of lighting is needed for activities such as applying make-up or shaving? Remember that it's important to light the face as naturally as possible, without shadow.

Ambient light – choose gentle and low key so as to create a special mood. Think how dimmers and sensors can play a role creating exactly the mood you desire throughout the day and night.

CREATING AN INTENSELY PERSONAL SPACE

Many homes have more than one bathroom.

Each should have its own purpose and style. Where possible, freestanding baths and crafted taps will occupy centre stage and suggest a more sculptural focus. To personalise the space even more, add a beautiful piece of furniture – a sleek chaise longue or a handsome set of antique drawers. These lift the room beyond the functional into an intensely personal space that reflects your taste.

TECHNICAL POINTERS

- Water may be the great provider of life, but it can also be the destroyer of bathrooms. Thorough waterproofing and proper directing of run-off is vital in your design.
- No-one enjoys a cold bathroom. Under-floor heating is an easy way of warming the space. Heated towel rails and mirrors

also improve the overall experience. Installing a timer will help minimise the impact on power bills.

- An effective ventilation system is a standard requirement under the NZ Building Code. Therefore your design will need to include an extractor fan.

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5.9

Landscape design & construction

You have a choice in how you want to handle the landscaping and it's important to be aware of the trade-offs early in the planning process.

Allowing budget for landscaping means you can get the whole project finished – and having the landscaping done is a truly wonderful feeling because it really completes your home.

You can save money by doing much of the work yourself but there may be elements, such as retaining walls, that are best left to professionals. Landscape designs, especially, are often best done by landscape architects or designers. There are different looks that you can go for – but come back to the style of house design you've chosen and use that to lead your garden design. The recent concept of 'outdoor rooms' is not hard to implement in your own backyard. Taking lighting, appropriate furniture and creating a defined space that is a room in its own right but outside, means your home extends into your garden for exceptional lifestyle enjoyment.

Fencing

Fencing is another component that can be expensive but is essential for privacy and security. The range of materials is again extensive but remember to consider new products like glass and fibreglass for appropriate locations. There are specific laws dealing with fences – their height, sharing the cost with neighbours, whether you need a building consent for them or not. Discuss with your neighbours what you intend to do, especially if you need access from their property. Good fences make good neighbours – work with them wherever possible.

- Coloursteel metal fences are lightweight, robust and relatively easy to erect.



- Stone and concrete fences offer a solidity and timelessness to a home.
- Timber fences are a New Zealand standard, but don't have to be erected as a solid barrier of timber. Treated timber is essential and these will continue to require maintenance. Offsetting planks or running different width planks can create a modern look.
- Bespoke designed fencing can be done with steel, concrete, brick and timber. Consult landscape architects/designers or house architects – the results can be stunning.

Planting

- Plants can be surprisingly expensive because there is generally so much that needs to be planted.
- Consider the trade off, however, in choosing larger plants that may cost more but have an immediate effect, as opposed to buying smaller plants that will take a couple of years to reach the right size.
- Remember to look at the size that trees grow to – some trees get big (really big!), so think about where you're planting them for yourself and for your neighbours.
- Check the materials to be used in beds with the plants going in to make sure they complement each other.
- There is no such thing as a low-maintenance garden.
- Grouping plants together can make a strong garden statement.
- Don't forget the lawn: ready lawn, spray-on seed or sow it yourself, ensure you've prepared the ground appropriately for the best effects. Time spent here pays off.

Decking and Paving

- Stone – either in regular shapes or natural (to create 'crazy paving'), poured cement, and concrete flagstones are default choices for patio areas.
- New lattice paving allows the use of small stones that would otherwise slip around and are more eco-friendly as they allow water to permeate through rather than create runoff.
- New composite recycled plastic/wood 'timber' products are available as extremely durable and 'green' decking products

Swimming Pools

There are specific parts of the Building Act that deal with swimming pools. In addition, there are components of each Council's District Plan that control their installation and access.

- Pools may be built into the ground or sit above.
- The main pool types are concrete and fibreglass and each type has its advantages – fibreglass on cost, concrete on flexibility of design.
- There are alternative ways of treating water to chlorine treatment that are very safe.



Balustrades

Balustrades are a series of upright posts designed to prevent people from falling from high places. These days, they are a requirement for decks over 1 metre in height, stairwells and for pool surrounds.

Originally they were wooden but modern balustrades can be made from a number of different materials including aluminium, glass, steel, steel wire, or a combination. Balustrades can be framed or semi-framed or frameless. The choice for your home comes down to your personal taste but work with your designer to choose the best design and materials for the style of your house.

OUTDOOR LIVING

Indoor-outdoor living has long been a quintessential way of life for Kiwis and more and more we are blurring the lines between indoor and outdoor spaces. To achieve this however you need to be talking about it early in the design and building process to ensure your designer is able to create outdoor spaces that enhance the interior, and most importantly that part of your budget goes towards your landscaping.

Where to start...

Think about the purpose of the space, and structure it around the purpose. Is the deck to act as an extension to your living space, or is your outdoor area to be a private sanctuary?

Alfresco Dining

Do you have enough space for seating and mingling? Think about the proximity to your kitchen. You don't want to be carrying trays of drink, and platters of food from one end of the house to another.

Also, consider the durability of your outdoor furniture. Not only does it need to be comfortable and in keeping with the style of your interior décor, it needs to survive the elements.

Barbecues & Beyond

While the traditional barbecue will always reign supreme outdoor pizza ovens are gaining in popularity. A traditional wood-fired oven will not only add atmosphere to your space, but provide a heat source on cooler nights.

Shelter

From pergolas, to umbrellas, to extendable awnings, it is essential you have shade and shelter from the elements. Make sure you consider the location of your home and select a material and solution that is suitable to your environment.

6.0 Resources

This chapter explains the building regulations, contains directories of professionals and trades people in your area, and gives you practical worksheets for your project.

Architect Paul Somerford with client | Photography: Simon Devitt



THREE THINGS YOU NEED TO KNOW

- 1 Understand your responsibilities under the Building Act.
- 2 Learn your local Council Consent process.
- 3 Ensure you have alternative quotes for your professional building services – use our directories of Designers and Builders in this section.

FOUR THINGS YOU NEED TO DO

- 1 Meet with your local council to work through your initial design prior to applying for consent to ensure a smooth process for your building consent.
- 2 Work through the Budget Worksheet in this section and refer to it to keep track and control of your project finances.
- 3 Record phone numbers and emails of key contacts in the notes section at the end of this section.
- 4 Take notes from meetings with your building professionals using the notes sections to ensure you know what your responsibilities are and what your building team's responsibilities are.

6.1 Regulations

6.1.1 THE BUILDING ACT

What you need to know

- The Building Act 2004 sets out regulations, including the Building Code, covering all building work. It is administered by the Ministry of Business, Innovation and Employment - Building & Housing Group (www.dbh.govt.nz).
- Building Consents, Resource Consents, LIMs and PIMs are issued by your council.
See details below.
- The council must issue a code compliance certificate (CCC) on work for which it issued a Building Consent if it is satisfied that the work complies with the consent. It must decide whether to issue a CCC within 20 days of receiving an application.
- At the end of your project, your CCC will be measured against the consent documentation. This is to improve the paper trail for the building work – both for your protection and that of future owners.
- The Licensed Building Practitioner (LBP) Scheme is a new feature in the Building Act 2004 to ensure the public can have confidence that licensed practitioners are competent and that homes are designed and built right the first time. The LBP scheme means that competent builders and tradespeople with a good track record can have their skills formally recognised. All LBPs are listed on a public online register, along with details of their licence classes.
- Restricted Building Work on houses and small to medium sized apartments will have to be designed and carried out or supervised by an LBP.

6.1.2 RESOURCE CONSENT

- Resource Consent may be required if your project

does not meet the requirements of the Resource Management Act and the Council's District Plan.

- In general, Resource Consent applies to work you do on the land, and Building Consent applies to building work you do, but if the building work will affect the land or other users, you may need a Resource Consent.
- If a Resource Consent is required, you must get it before you start work.
- Your designer can advise whether a Resource Consent is required for your project.

6.1.3 BUILDING CONSENT

- A Building Consent is the council's written authority to carry out building work that it considers will comply with the Building Code if provided completed in accordance with the plans and specifications submitted with the application.
- You must obtain a building consent before carrying out building work.
- The council's website will have checksheets and guidance documents available to help you prepare applications and to put together the necessary information.
- The application must provide evidence of how the performance requirements of the Building Code will be met. The clearer the documentation, the less likely problems will occur.
- There is a 20 working day timeframe in which to process your building consent application. If the plans are found to be inadequate the council will ask for further information. This will halt the application processing until the information is provided.
- As Building Consents cannot be issued retrospectively, the Act provides for a certificate of acceptance to be applied in situations where:
 - o work has been done as a matter of urgency;

- o work that needed a building consent has been undertaken without one; or
- o a building certifier can no longer complete the building consent process.
- A Building Consent will lapse and become invalid if the work it authorises is not commenced within twelve calendar months from the date of consent issue.
- Your Building Consent will list the stages at which you or your builder need to call for inspections of the work. It is important that all inspections are called for, because if any are missed the council may not be able to issue a Code Compliance Certificate (CCC) when it is completed. If in doubt, contact the council.
- You may start work as soon as you get your consent as long as all other authorisations that are required have been obtained. The issue of a building consent does not relieve the owner of obligations under other Acts.

6.1.4 LAND INFORMATION MEMORANDUM OR LIM

- A Land Information Memorandum is a council report on a particular piece of land.
- A LIM provides you information about the property, including any building work consented. If there is evidence of work done and it is not in the LIM, then it is likely it was not consented or inspected.
- A LIM will not provide full details of building restrictions applying to a site. Check your plans against the District Plan.

6.1.5 PROJECT INFORMATION MEMORANDUM OR PIM

A Project Information Memorandum (PIM) is a document issued by the council which assists in establishing the feasibility of a specific project on a piece of land, and is useful for clarifying at an early design stage what will be

involved in a project.

- Applying for a PIM is voluntary. However, it is advisable to get one.
- A PIM confirms that you may carry out the building work on the land subject to the requirements of the Building Consent and Building Act and any other necessary authorisations e.g. a Resource Consent.
- A PIM does not give authorisation to begin building. Check with the council to see if your proposal complies with the District Plan. If it does not, and Resource Consent is required, you should get this before seeking a Building Consent to avoid possible expensive changes to your proposal.

6.1.6 SWIMMING POOLS

What you need to know

- The Fencing of Swimming Pools Act 1987 defines a pool as any excavation, structure or product (including a spa pool) capable of being used for swimming, paddling or bathing. It also requires all pools deeper than 400 mm to be fenced, and that fences comply with all provisions.
- All pool fencing requires building consent, including that around spa pools, and some pools require consent for the construction of the pool itself.
- All materials and components of a fence must be durable, and should be erected so that a child may not climb over or crawl under the fence from the outside.
- The Council (only) can grant an exemption from meeting the requirements of the Fencing of Swimming Pools Act. Council will only grant an exemption if it is satisfied that the circumstances will not significantly increase the danger to young children.
- There are specific requirements around gates and fence construction. Check for details on our Building Guide website – www.buildingguide.co.nz.

What you need to do

- All pool owners must notify the council of the existence of a pool, and ensure all requirements in terms of fencing materials, height, structures, gates and surrounds are met.
- The fence must only surround the pool and the area immediately around the pool. This area can only include things used in association with the pool, for example, changing sheds.
- Buildings and boundary fences may form part of the pool fence provided they comply with the Act.

SCHEDULE 1 - WORK EXEMPT FROM BUILDING CONSENT

Exempt Work is designed to allow minor building work to be undertaken where the cost of getting a consent outweighs the risk of the work being done poorly.

This includes:

- Any replacement and/or repair of existing components, except where it's major, contributes to the structure, or replaces failed external moisture
- Changing existing household plumbing, including minor drainage work, as long as the work is done or signed off by a licensed plumber or drainlayer
- Installing or replacing windows or exterior doors, provided there have not been weathertightness problems and there is no change to structural elements
- Alteration to the interior
- Retaining walls up to 1.5 metres in height, providing they only carry the ground load
- Small garden sheds - they must be less than 10 metres square and a single storey. They cannot have toilets or stored drinking water, and they must be as far from the boundary as the height of the shed itself
- Closing in an existing veranda or patio where the floor area does not exceed five square metres
- Shade sails and pergolas
- You will be able to demolish a detached building that is not more than three storeys high without building consent.
- It's also possible to remove a potential earthquake hazard without building consent, such as the upper part of a brick chimney that is protruding above the roof.
- Some existing outbuildings, such as carports, garages, greenhouses and sheds, can be repaired and replaced without building consent, whether they are damaged or not.
- The building work may be exempt from building consent if the new outbuilding is the same size or smaller than the original, and is on the same footprint and is a comparable outbuilding to the original. You can't, for example, replace a carport with a garage without building consent, nor can you shift a shed to another part of your property and add an extension without building consent.

Note: This list is **not** comprehensive. We recommend that you ask your local council before doing any work. Building work that is exempt from having a building consent must still comply with the Building Code. <http://www.dbh.govt.nz/bc-no-consent-schedule-1>



FOR MORE INFORMATION: **BUILDINGGUIDE.CO.NZ**





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Manage your Project

Building a home is not easy, so expect frustrations as construction rule #1 is nothing will go as scheduled.

Bad weather, delivery delays, material shortages, inspection failures, and one of the most common mishaps, conflict in subcontractor scheduling, can all add to delays and cost overruns.

Here are just some issues for you to consider for your project management to help lesson those frustrations.

CONSIDER YOUR LEVEL OF INVOLVEMENT -

...WITH THE BUILDER:

- Most owners rely on the builder's judgment and experience in selecting subcontractors and buying materials.
- You may wish to either undertake a high or low level of participation, in relation to selecting subcontractors, arranging inspections and reviews of the building project.
- Some owners may choose to take over the project management, by hiring subcontractors, buying materials and supplies, and overseeing the entire project from land excavation to landscaping. Something to note if you do choose this option is that as the project manager you become legally responsible for the work.
- As an owner contractor, you will need experience in project management and scheduling. And it wouldn't hurt to learn the terms used among contractors. You need to appear professional to avoid mistakes and being taken advantage.

KNOW YOUR PRIORITIES:

- Certain projects in the construction plan take priority over others as it relates to quality workmanship and cost.
- The foundation must be right the first time. The framing is going to be more important than a squeaky door, and getting the

plumbing inspected and working is critical before putting up the drywall, are just some examples.

- Take the time to oversee key projects. Be there when they lay the foundation, get a sign off from an independent inspector, and double check key areas. It will save you time and money down the road.

MANAGE CHANGE:

- Learn how to manage changes. Don't become your own worst enemy. When working on the project it is tempting to revise the original specifications. This could become expensive over time and delay your project.
- Changes are part of every construction. Most of them are minor, such as adding additional wiring to a certain area of the home. Others can be expensive, like knocking out a wall.
- It's critical that you manage changes within budget. Also note that structural changes may impact other parts of the house such as frame if you decide to remove a wall.

KEEP THINGS MOVING:

It's important to keep your construction as close to schedule as possible, with some important time components to remember being:

- Get commitments from suppliers on delivery dates and have them inform you days in advance if they expect delays
- Promptly schedule subcontractors far enough apart so that you can inspect and repair work if needed, make-up for days lost, and give you some extra room in the event the project is falling behind
- Add some variance in your original construction plan for unforeseen delays due to weather, labor, and delivery problems
- Keep a tight control on costs — one of the biggest delays is when money runs out

KEEP GOOD RECORDS:

Keeping good records is one of your most important tasks. You need a system that tracks purchase orders, invoices, paid receipts and checks, scheduling plans, contracts from subcontractors, and the like.

Taking photos as the build progresses is also a valuable recording tool.

Have ready access to information whenever required. **And most importantly, protect yourself against liens and any injury liabilities.**

KEEP YOURSELF INSURED:

- What happens if a subcontractor falls and injures themselves? Or more likely, some neighborhood child gets injured while jumping between the rafters some Sunday?
- Make sure you carry liability insurance for workers and non-workers alike who have permission and non-permission to work or walk on the premises.

COMMON PROBLEMS YOU MAY ENCOUNTER -

...DURING CONSTRUCTION:

- Sub-contractors are late or don't show - get time commitments from sub-contractors and call them 1-2 days before schedule
- Always carry your cell phone as contractors will need to be able to contact you as questions arise
- Material delivery delays - order materials well in-advance of schedule and confirm delivery dates with suppliers. Have suppliers notify you days in advance of possible delays, make sure you have provided clear delivery instructions and call for confirmation the day before delivery
- Have materials arrive a few days in advance so that they can be exchanged if necessary
- Wrong materials - double check material being ordered is referencing correct part numbers and description. Check the suppliers exchange policy and have the supplier review the order with you

INSPECT BEFORE YOU PAY:

- Your most powerful tool is the cash you hold in your hand. Always have an independent inspector review the subcontractor's work before making payment. Once the money leaves your hand, your negotiating strength has weakened.
- Never approve or make payment until the inspection has been satisfied

NOTES

PAYMENT RETAINERS:

- The contract will specify payment schedules that have draws during the contract period
- There will be a percentage required of the initial bid to begin the project — builders will then submit invoices for payment
- You should maintain a minimum percentage as retainer at the final payment stage — this is released upon final inspection of the construction
- Upon final payment, have the home thoroughly inspected, make sure you have in hand all final releases/warranties of the lien and a copy of the final invoice showing that the contract has been paid in full.
- Allow anywhere from 2-4 weeks on the retainer to confirm that everything is in working order

DID YOU KNOW...



...that your builder **MUST** hand you a maintenance schedule of requirements to meet product warranties - if he doesn't, then make sure you ask for one.



FOR MORE INFORMATION: **BUILDINGGUIDE.CO.NZ**



Understanding the New Consumer Protection Measures

NEW PROTECTION FOR HOME OWNERS

If you're considering residential building work, from 1 January 2015 you'll be better protected. That's when new consumer protection measures take effect. These changes encourage a professional, no-surprises relationship between you and your contractor. They should also enable you to make informed decisions about building work.

Key changes include:

- You must have a written contract for residential building work costing \$30,000 or more (including GST).
- If the work is \$30,000 (including GST) or more, or if you ask for it, your contractor must give you information about his or her skills, qualifications, licensing status, and the insurance or guarantees they provide in a disclosure statement before you sign a contract.
- Your contractor must also give you information about any ongoing maintenance requirements, insurance policies and guarantees or warranties once the building work has been completed.
- There's an automatic 12-month defect repair period when contractors have to fix any defects you've told them about.
- There are new ways to take action when warranties in the Building Act have not been met.
- Contractors can be fined if they don't comply with the law.

Please note that these changes relate to residential building work only. For the latest updates on the new consumer protection measures go to www.doyourhomework.co.nz.

NEW CONSUMER PROTECTION MEASURES

Changes to the Building Act and supporting regulations

The consumer protection measures are included in a new part of the Building Act 2004 (Part 4A) which came into force on 1 January 2015. Other changes affecting homeowners in the last year or so include an updated list of work on homes and outbuildings that do not require a building consent (in Schedule 1 of the Building Act). More low-risk work has been exempted, but there are limits on who can do some potentially higher-risk work and only authorised people (as defined in the Plumbers, Gasfitters and Drainlayers Act 2006) can do certain plumbing and drainlaying work without a consent.

FOLLOW THE CODE

Remember, all building work must comply with the Building Code, even if the building work does not require a building consent.

BEFORE BUILDING WORK STARTS

Once your design and plans are sorted, the next step in getting your building work done involves approaching potential contractors and getting quotes for the job.

Pricing the job

A quantity surveyor (QS) can give you a reasonable idea of the costs involved in the building work.

You can give contractors the QS estimate of materials required (but not the price) to help them prepare their quotes. A QS can also be used to calculate progress payments and to cost variations during construction.

Choosing someone to do the job – do your homework, get quotes

When looking for a contractor, ask for recommendations from your friends or family. Ask for references and look at examples of previous work. It can also be a good idea to take recommendations from your architect, as it helps to have a contractor who is used to the architect's style of work. Make sure you use a Licensed Building Practitioner for Restricted Building Work.

A quote is based on detailed specifications and is the price you will pay to complete the building work, with the exception of matters outside the builder's reasonable control or additional costs from variations to the contract.

Get at least three detailed quotes (including a breakdown of labour and materials) not just estimates for the building work. You will need to give the contractor a copy of the detailed drawings, specifications and QS estimates (if you have them) alongside information about the building site. The more information you give them, the more reliable the quote will be.

Make sure you check if GST is included or excluded in the quote price if you're not sure. Ask for the contractor's hourly rate (including GST) so that you know how much to expect to pay if you want any additional work to be done.

NEW CONSUMER PROTECTION MEASURES

Reviewing the quote

When considering and comparing quotes, money shouldn't be the only factor in choosing your contractor. Compare quotes on more than just price; think about their levels of experience and reliability, what fixtures and fittings they suggest and check their references. Look at the details and make sure that they cover the same scope of building work and the same materials and fixtures so you are comparing 'like with like'. If any quote is significantly higher or lower than the others, ask why.

It's important that you're happy with the specified fixtures and finishes in the quote because, once you've signed the contract, changing these will be a variation of the contract (and will probably cost more). If any part of the quote is unclear, ask for more details.

When choosing materials for your building work, contractors will be influenced by a number of factors, including:

- Their past experience with the products.
- The wholesale price of the products.
- The time – and labour cost – taken in getting quotes from multiple sources.
- Terms of trade available from various sources.
- Loyalty schemes (such as rebates for buying a lot of product) available from various merchants.

BUILDING WORK

'Building work' covers many different trades and is any work for, or in connection with the construction, alteration, demolition or removal of

a building. Buildings include structures that are not occupied by people, such as fences and retaining walls.

Ask your potential contractors:

- Why they propose to get building materials and fixtures from a particular source.
- If the benefits of buying materials and fixtures from that source have been reflected in the quote.

It's important to understand 'contingency' or 'PC sums' on the quote could be either provisional sums or prime cost sums.

- A provisional sum sets aside money for specific building work when there is not enough detail to provide a fixed price (ie the item has not yet been purchased or chosen and the installation cost is unknown). Ask the contractor to confirm that the amount quoted will be adequate for the quality of goods you are expecting.
- A prime cost sum sets aside a fixed amount for a certain item (eg kitchen sink) so that you can choose these yourself. If you choose a product that costs more than the allocated prime cost sum, you will need to pay extra to use these in your home. A prime cost sum does not include any installation costs.

If you're not confident asking difficult questions or negotiating the terms of your contract, ask someone you trust to help you. When you've made your decision and chosen your contractor, you should send written notification to those who missed out.

DEFINING A CONTRACTOR

The contractor is the person or company you have asked to do or manage building work for you. The contractor may not be a builder; it could be a plumber, electrician or other tradesperson you are dealing with directly.

Restricted building work

You need to start thinking about Restricted Building Work (RBW) right from the start of your project. You must use a Licensed Building Practitioner (LBP) to do or supervise the RBW.

If you are using a designer, they must identify all the RBW on your job when they fill in their Certificate of Work (part of the documentation required for building consent). They'll do this when they draw up your building plans.

Restricted building work is everything that involves or affects the following:

- Primary structure – for example, this work contributes to the resistance of vertical and horizontal loads (such as walls, foundations, floors and roofs)
- Weathertightness – any work done to the outside of the building to protect it from the weather or elements
- Design of fire safety systems – this work involves elements intended to protect people and property from fire (eg escape routes) in multi-unit residential buildings.

LBPs are designers, carpenters, brick and blocklayers, roofers, external plasterers, or site and foundations specialists who have been assessed to be competent to carry out work essential to a building's structure.

FIND AN LBP

Ask your builder to produce their Licensed Building Practitioner identification OR check the LBP register at www.lbp.govt.nz. This website also contains more info on DIY and responsibilities for 'owner-builders'.

Before signing the written contract

From 1 January 2015, the contractor must give you information about their business and a standard checklist before you sign a residential building contract if:

- Your building work will cost \$30,000 or more (including GST) or
- You ask for these documents.

It's important to clarify roles and responsibilities for your building work up-front when getting your quote and signing your contract. For example, the homeowner is responsible for obtaining any required building or resource consents, although often people ask their contractor or project manager to get these.

It's also a good idea to make sure both parties are clear on expected outcomes for the project; do you expect the contractor to be working on the building project until the Code Compliance Certificate is issued? If this hasn't been specified, the contractor may begin work for other clients.

Keep a clear record of what has been decided and agreed. Any change to the building work listed in your contract is a contract variation, and needs to be put in writing to your contractor. It's important to check on the price and timeline implications of any variations.

Contractors can be fined for not supplying you with a checklist or disclosure statement if they are required to.

Standard checklist

A checklist has been prepared by the Ministry covering the content required by law and includes information on how building projects are managed, hiring contractors, what should be covered in a written contract and resolving disputes.

Go to www.doyourhomework.co.nz to view the Ministry's checklist.

DISCLOSURE STATEMENT:

By law, the contractor must give you a disclosure statement that includes:

- The name of the contractor and/or the legal name of their business entity; whether they are trading as an individual, partnership or Limited Liability Company; the business address and contact details and when it was formed.
- Information about the key contact person (eg the project manager or site foreman) who will be involved in carrying out or supervising the building work, including their relevant qualifications, skills and experience.
- Information about insurance policies the contractor has, or intends to have, in relation to the building work – this must specify the amount of the cover and any relevant exclusions on policy coverage.
- Information about any guarantees or warranties the contractor offers in relation to the building work – this must specify the period of time the guarantee or warranty is offered for and any limits or exclusions on coverage.

Only the party you are contracting with has to provide this information (ie your contractor may have hired other workers to help complete your building work, but they do not need to disclose this information).

If any of the disclosure information seems unusual, query it with the contractor. Anyone who knowingly provides false or misleading information, or who knowingly leaves out information, is liable on conviction to a fine of up to \$20,000.

What your written contract should cover

Written contracts are mandatory for certain work. From 1 January 2015, you must have a written contract if your residential building work will cost \$30,000 or more (including GST).

All contracts for \$30,000 or more must contain key information. Your contract must include the following:

- Names, physical and postal addresses (including the address for the delivery of notices) of both parties, and all relevant contact details (eg phone numbers and email addresses).
- The address or location description of the site where building work will be carried out.
- The date(s) the contract is signed by both parties.
- The expected start and completion date and how possible delays will be dealt with.
- The contract price or the method by which the contract price will be calculated (eg fixed hourly rate with materials invoiced separately by supplier).
- A description of the building work that your contractor will complete including the materials and products to be used (if known).
- Which party will be responsible for obtaining building consents, and any other approvals required, to carry out the building work.
- Who will be carrying out and/or supervising the work.
- How notices and certificates will be given by one party to the other.

ASK FOR A CONTRACT

Even if your building work will cost less than \$30,000, we encourage you to ask for a written contract as it can help avoid misunderstandings later on. It is the responsibility of the contractor to provide the written contract.

- The payment process, including dates or stages for payment and how payments will be invoiced, made and receipted.
- How defects in the building work will be remedied, including reference to the existence and application of the implied warranties in section 362I to 362K of the Building Act.
- The dispute resolution process to be followed if there is a disagreement.
- How variations to the building work covered by the contract will be agreed before work continues.
- An acknowledgement that the client has received the checklist and disclosure statement from the contractor.

If you don't have a written contract or if your written contract doesn't include the minimum content specified in the Act, there are new default clauses which will be considered to be part of your contract. A default clause won't override an existing clause in your contract on a similar topic.

GET LEGAL ADVICE

The minimum content only covers the basics. Take time to make sure your contract is suitable for the building work you are undertaking. It

is especially important to check the scope of works included in the contract, as this is all your contractor has to carry out. Always get legal advice before you sign a contract.

Go to www.doyourhomework.co.nz for details of the new default clauses.

Implied warranties

The law sets out implied warranties that apply for up to 10 years to all residential building work, regardless of whether or not you have a written contract, or what the terms of your contract are. Implied warranties cover almost all aspects of building work, from compliance with the Building Code to good workmanship and timely completion of building work. A breach of these warranties is a breach of your contract.

There are new ways to take action when the warranties have not been met. These are in addition to any legal action taken against your contractor for a breach of contract. If you think your contractor has breached these warranties, your first step should be to begin the dispute resolution process outlined in your written contract.

Implied warranties set out in the Building Act must be met for all residential building work.

For the full list of implied warranties go to www.doyourhomework.co.nz.

ONCE BUILDING WORK FINISHES

Information your contractor must give you

From 1 January 2015, your contractor must give you the following information and documents once the building work is completed, regardless of the price of the work:

- A copy of any current insurance policy they hold for the building work completed under the contract. This does not include policies that expire when the work is completed.
- A copy of any guarantees or warranties for materials or services used in the building work, including information about how to make a claim, if the guarantee or warranty is transferable, and if it must be signed and returned to the issuer.
- Information about the processes and materials to be used to maintain the building work; particularly if maintenance is required to meet the requirements of the building code or maintenance that could affect any guarantee or warranty.

Make sure you get some information on how to maintain your home and that you budget for this work – it's an ongoing cost.

Defect repair period of 12 months

From 1 January 2015, there is a new defect repair period of 12 months from the date your building work is complete.

If you tell contractors about any defective work before the 12 months are up, they must put it right within a reasonable timeframe from receiving written notification. It is the contractors' responsibility to prove that any defects are through no fault of their own (or their product) if there is a dispute.

How the process works

You must notify your contractor of any problems in writing. It is up to them to arrange and manage the repairs, including any defects in

work done by subcontractors. If you've contracted other tradespeople directly, you'll need to contact them yourself (in writing) about the defective building work.

When does the clock start?

The completion date is when all the physical building work agreed to by you and the contractor has been finished.

The 12-month defect repair period applies to all residential building work, regardless of the price.

Once the defect repair period ends

Implied warranties in the Building Act apply for up to 10 years, so the contractor is still obliged to fix defective work after the defect repair period ends. The only difference is that it becomes your responsibility to prove that there is a defect if the contractor does not agree the work is defective.

ACCEPTABLE LEVELS OF WORKMANSHIP

The Ministry has produced guidance on acceptable levels of workmanship and tolerances to help contractors and homeowners determine what is and what isn't 'defective building work'. This is available online at www.mbie.govt.nz.

WHAT IF THINGS GO WRONG?

You have a number of options if you are in dispute with your contractor. Some of the basic steps are set out in the checklist you should have received at the start of the build process.

Refer to your contract and talk to your contractor

If you have concerns about building work that has been carried out, start by checking the terms agreed in your contract and discussing matters with your contractor. Many complaints and disputes result from misunderstandings, such as:

- Not understanding the terms agreed in the contract.
- Having unrealistic expectations about the level of quality you can expect for the amount of money you have agreed to pay.
- Not understanding the impact of asking for changes after the initial quote or contract was done.
- Not being clear about the work you want them to do.

Follow the dispute resolution process in the contract. If you are still unhappy after talking it through with the contractor, the next step is to check the contract to see what (if any) dispute resolution process you should use and begin that process.

NEW CONSUMER PROTECTION MEASURES

More steps to consider

If the issue remains unresolved, then how you progress your concerns will depend on who or what you are concerned about and how much you are prepared to spend to get it resolved.

Complaining about the conduct of a Licensed Building Practitioner (LBP)

If your contractor is an LBP and you believe they were negligent or incompetent, you can complain to the Building Practitioners Board. They can investigate the LBP and discipline them, but they can't award you any compensation or make the practitioner fix defective work.

Complaining to the contractor's trade or professional association

If the contractor is a member of a trade or professional association you can complain to these bodies. They may offer dispute resolution services and/or guarantees which cover work done by their members.

Breaches of implied warranties

From 1 January 2015, there are new ways to take action when the implied warranties under the Building Act have not been met. These cover:

- What happens when the breach can be remedied.
- What happens when the breach is substantial or cannot be remedied.
- What a substantial breach is.

You can read more about the implied warranties at www.doyourhomework.co.nz.

Seeking mediation

You can try to come to an agreement with the help of a mediator even if your contract does not provide for it, or if you have no written contract, but both parties have to agree to this.

Mediators are appointed by the: New Zealand Law Society

- LEADR (an Australasian association of dispute resolvers or
 - AMINZ (Arbitrators' and Mediators' Institute of New Zealand Inc.)
- or through private mediation services.

Approaching the Disputes Tribunal or District Court

You can take a dispute to the Disputes Tribunal if your claim is for up to \$15,000 (or \$20,000 if both parties agree). If your claim is for more than this or if you need to enforce the Disputes Tribunal's decision, you can go to the District Court.

You should get legal advice if you are considering taking the matter to the District Court.

Your first step should be to talk to your contractor and check the details of your contract for any dispute resolution process. If you believe your contractor has breached the contract or any of the implied warranties in the Building Act, and if they refuse to address the issue, get legal advice as soon as possible.

FIND OUT MORE

For more information about the new consumer protection measures: www.doyourhomework.co.nz.

Ministry of Business, Innovation and Employment www.mbie.govt.nz
0800 24 22 43

This guide by the Ministry of Business, Innovation and Employment (the Ministry) is intended as a general guide to the consumer protection measures of the Building Act 2004 (the Building Act) and has been written in accordance with section 175 (which relates to guidance published by the Ministry's Chief Executive). While the Ministry has taken every care in preparing this document, it should not be relied upon as establishing all the requirements of the Building Act. Readers should always refer to the Building Act and associated regulations as the source document and be aware that for specific situations or problems it may be necessary to seek independent legal advice.

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6.2 Local Councils

Absolutely Positively Wellington City Council

Me Heke Ki Pōneke

Wellington City Council

We're committed to providing quality advice and efficient service. Building or altering a home can be stressful and complex and we're here to help you through the resource and building consent process.

RESOURCE CONSENT

You may need a resource consent when building – for example, if you are:

- building a new home
- planning a new multi-level apartment building
- subdividing a property.

A resource consent is where we assess your proposal against the Wellington District Plan rules and how it may affect your neighbours or the community.

Book a pre-application meeting with us and we'll help you through the resource consent process and discuss any potential issues before you finalise your proposal. To learn how resource consents work, visit wellington.govt.nz/resourceconsents

If you have any questions about your resource consent, please email planning@wcc.govt.nz

BUILDING CONSENT

When building or altering your home, you will need a building consent. To find out how to apply for a building consent and the process, visit wellington.govt.nz/applybuildingconsent. Once you're familiar with the process, email bcc@wcc.govt.nz or phone 04 801 4311 to ask any questions or make a time to discuss your project.

When you lodge your building consent application, we'll estimate how many inspections you'll need and the cost. Our inspectors will arrange and carry out inspections during the building phase, and work with you until the code compliance certificate is issued when your project is completed.

Visit wellington.govt.nz/buildingconsent. If you have any questions about building consents, please email bcc@wcc.govt.nz or phone 04 801 4311.

We're here to help you build safe, healthy, and sustainable homes for now and the future.

Wellington City Council
101 Wakefield Street
PO Box 2199

Wellington 6140
Email: info@wcc.govt.nz
Phone: 04 499 4444
Website: wellington.govt.nz



Horowhenua District Council

The Horowhenua District follows the Tararua Ranges from just north of Otaki to just south of Palmerston North, and across to the coast at Foxton Beach. Its main centres of population are Levin (population 16,000), Foxton (population 5,000) and Shannon (population 1,500). Manufacturing, farming, horticulture and forestry are the predominant business and employment characteristics of the area. Other strong sectors are printing, transport and the horse racing industry as well as the professional services providing support to these businesses.

Building activity in our District is remarkably steady, showing few peaks and troughs. There is a strong demand for quality townhouses and good retail developments. The Horowhenua District Council Building Control section is based in Levin, but provides agency functions from its service centre at Foxton. As the area served is not large geographically, all building consent applications and customer enquiries are dealt with from the Levin office.

Building officers will provide expert advice on the correct procedure to obtain a building consent. They can also identify at an early stage whether additional consents, such as a resource (planning) consent, will be necessary. So, it may be worthwhile to discuss your particular project with the Building Control Officer even if you think your job is only small.

Our fees are based on normal cost recovery principles, which can, of course, vary from one project to another, depending on the degree of complexity or involvement necessary. We are pleased to quote at the time of consent application. Plans and specifications submitted for building consent must have sufficient detail to show exactly how the building work is to be carried out, and show how the requirements of the Building Code will be met.

Once approved, a building consent is issued and the work may commence. During building we carry out inspection of the work at several important stages. These inspections are to ensure that the work conforms to the Approved Building Consent and NZ Building Code. It is not a guarantee of compliance with contract documents or workmanship. At the completion of work the Council issues a Code Compliance Certificate indicating that the work covered by the building consent has been carried out in compliance with the NZ Building Code. This document will prove

important if you come to sell the property in the future, as the purchaser may be assured that the approved building work was completed in a proper manner.

Good luck with your project.

Horowhenua District Council
126 Oxford Street,
Private Bag 4002, Levin 5540.

Phone: 06 366 0999
Inspection Line: 06 366 0927
Fax: 06 366 0983
Email: enquiries@horowhenua.govt.nz
Website: www.Horowhenua.govt.nz



Hutt City Council

The Environmental Consents team at Hutt City Council offers a range of building services.

We're here to help you to do things the right way and get all the information you need, whether you're buying a property, building, or using public land.

We can help you with:

- Building consent applications
- Resource consent applications
- LIM and PIM reports
- Property information
- Free Eco Design advice
- Advice on legal requirements the Council authorise

Most of our services are now available online at huttcity.govt.nz

Our maps application gisweb.huttcity.govt.nz can help you explore Hutt City data such as property and rates, information, heritage sites, wind zones, drainage plans, District Plan information and more.

Alternatively you can contact us to make an appointment with an advisor:

Hutt City Council
531 High Street,
Private Bag 31912,
Lower Hutt

Phone: 04-570 6666
Fax: 04-569 4290
Email: contact@huttcity.govt.nz
Website: huttcity.govt.nz



Kapiti Coast District Council

The Kapiti Coast District Council covers an area stretching from just south of Paekakariki to about 10 kilometres north of Otaki. It incorporates the four townships of Otaki, Waikanae, Paraparaumu and Paekakariki including some large tracts of rural land.

The Coast has abundance of open spaces and an excellent climate being the key ingredients for its popularity. It is generally acknowledged that the Kapiti Coast is 2 degrees Celsius warmer than Wellington. The growth of Kapiti is part of an Australian trend which is seeing an expansion of coastal life style areas that are on the fringes of major urban cities. These areas are proving attractive to retired people, those contemplating retirement or families seeking an improved lifestyle.

WHAT WE DO

The primary function of the building control team is to administer the Building Act 2004, and to ensure buildings are constructed to meet the requirements set down in the Building Code. With years of practical experience and Legislative knowledge our team can provide you with the information required to help you initiate your building project.

APPLICATIONS FOR BUILDING CONSENT

The Building Act and accreditation quality systems require us to seek a high level of information you need to provide in support of your application. Sound information is contained in this publication which will assist you in preparing your application and Kapiti Coast District Council have a more specific guide tailored to the Kapiti coast available in hard copy or can be downloaded from our website: www.kapiticoast.govt.nz.

Additional information is available through the Ministry of Business Innovation and Employment website: www.dbh.govt.nz. All of these publications provide you with a clear insight to the building consent approval process and what you can expect to happen.

INSPECTIONS

Kapiti Coast District Council has a team of highly skilled officers who will carry out inspections during the construction of your building project. Required inspections are project specific and you will receive advice on the number, type and at what stage of construction you need to arrange for those inspections to be carried out. Inspections as identified must be carried out to avoid potential problems and delays in obtaining certification (Code Compliance Certificate) at the completion of the project.

To make a booking ring our call centre giving at least 24 hours notice on 04-2964-700 between 8.00am and 5.00pm Monday to Friday. At the time of booking you will be given the choice of a morning or afternoon timeframe. Specific times cannot normally be sought although given sufficient advance warning most requests can be accommodated. If your project contains Restricted Building Work, you will need to provide details of the Licensed Building Practitioners involved prior to the work being carried out. This information will be checked at the time of booking the inspection.

GENERAL INFORMATION

Building your new home, altering your existing or adding an accessory building, all of these projects can be a stressful experience if the wrong choices are made. Let us eliminate that stress, talk to us early in the planning process. Our Building Control Officers are available for consultation and in most instances can help you avoid many of the pitfalls associated with building projects.

We are here to help and are only a phone call away.

Kapiti Coast District Council
175 Rimu Road, Private Bag 60-601, Paraparaumu

Phone: 04 2964-700
Fax: 04 2964-830
Email: kapiti@kapiticoast.govt.nz
Website: www.kapiticoast.govt.nz



Porirua City Council

Only 20 minutes by car or train from downtown Wellington, Porirua City's housing market offers excellent value for money, whether buying a house for the first time, looking for a spacious, family-friendly home, or comfortable executive living. Life in Porirua is described by its residents as 'easy going' and 'laid back'. The city has 54km of varied coastline, two harbours, and is 81% rural, so most homes enjoy views of the sea or countryside, with many stunning sunsets. Access to the city's many beaches, parks and reserves is close by and shopping in the CBD couldn't be easier, with no congestion and free parking.

Porirua comprises a series of 'villages', each with its own landscape and character. These thriving communities quickly give newcomers a sense of belonging through friendly neighbours, active school communities, and a great choice of sports and cultural clubs and other local activities. In Porirua, locals value their close proximity to the bright

lights of Wellington City and all it has to offer while being able to live in relaxed and attractive surroundings that make home life feel like they're on holiday.

Residential and commercial developments include new sub-divisions such as Aotea and Silverwood, and brownfields development in Elsdon and Kenepuru. The revitalisation plan for Porirua's City Centre looks set to create a vibrant city centre environment that will further stimulate economic and social growth and attract visitors and local residents.

WHEN YOU ARE READY TO BUILD

You can contact the Council and book a pre-lodgement meeting to obtain advice on the Council's expectations and the various legislative requirements that may stretch across more than one service area affecting your project. Most building work now requires the services of Licensed Building Practitioners (LBP). You will therefore probably need to engage the services of LBPs to design and build your project. Getting the right advice and having your documentation/plans professionally prepared will save you time and money in the long term. Applications for building consents that include, clear, accurate information enable us to accept them and process them quickly.

When you have completed your application for building consent you can post it or drop it into the Council's customer service centre in Cobham Court. Your application will then be vetted by a building compliance officer who will either accept it as 'completed', ready for processing, or send a letter requesting further information. Alternatively, you can make an appointment to meet with a building compliance officer to review your application to ensure that it is complete. If information is missing, you will need to provide this before it can be accepted for processing.

When your Building Consent has been issued, and you have obtained any other legislative consent required, you can commence work on site. During construction the Council's Building Compliance Officers will carry out inspection of the work in progress at pre-determined stages of the construction process. These inspections are essential in order to ensure that the building work complies with the Building Code and the approved building consent documents. These inspections will cover various elements of the construction and will be identified on the Building Consent documentation. It is the owner's responsibility to ensure that the Council's Building Compliance Centre is kept informed when the specific elements of construction are ready for inspection and before covering up any work.

Remember to book your inspections in advance to avoid any delays. Your Building Compliance Officer will only have the opportunity to see a 'snapshot' of work in progress at specific stages and therefore it is important to understand

that the scope of inspection carried out by your Council Building Compliance Officer does not extend to the role of Clerk of Works or Project Manager. If you require full supervision of your project, beyond that delivered by the Council then you are advised to employ the services of an independent, suitably qualified and competent Building Surveyor.

Often during the construction process changes may occur to either the design or to the products specified in the consented documents, before making these changes it is essential that you supply to council amended drawings for approval.

When the work is completed, with all documentation in place, and the Council is satisfied that it complies with the consented document and the Building Code, a Code Compliance Certificate (CCC) will be issued. It is important to note that an application for a CCC should be submitted promptly on completion of the work; failure to do so may prevent issue of the CCC and may result in delays, disruption and further costs should you wish to sell your property.

For further information and/or advice you can contact the Building Compliance Centre Duty Officer on:

- General enquiries: Tel: 04 237 5089
(Mon-Fri 8am to 5pm)
- Fax: 04 237 1439

You can also visit our website: www.pcc.govt.nz

To book an inspection call:

- Inspection Hotline: Tel 04 237 3844
(Mon-Fri 8am to 5pm)

Porirua City Council
Cobham Court, PO Box 50-218, Porirua City 5022



Upper Hutt City Council

The staff of the Building Department consider themselves as part of your building team.

WHAT WE DO

The main function of the department is to administer the Building Act 2004, and to ensure buildings are constructed to meet the minimum requirements set out in the New Zealand Building Code.

With the knowledge of the legislation and years of practical experience, the staff here are an excellent source of information to start any building project. Whilst we cannot do design work for you, we can advise on how to go about

organising building and resource applications. Doing research early can save time and money later, by identifying the need for specific design or other technical reports.

APPLICATIONS

Applicants that provide clear, accurate drawings and documentation are the ones that will be smiling at the end of the job. Not only does this allow for faster, efficient processing of applications, it helps trades people provide quotations for the supply of materials and labour that you actually want, cutting out a lot of the disputes that can arise.

INSPECTIONS

Council cannot offer a complete supervision service; it is up to the property owner or their appointed agent to supervise the day-to-day construction. When Council issues a building consent it will contain a list of strategic inspections that are to be carried out and the notice required before inspection - usually 24 hours. Each inspection should be notified and any remedial work advised by the inspector carried out before proceeding to the next stage.

DOS AND DON'TS

Missed inspections or work covered up prematurely could mean Council will not be able to issue a Code Compliance Certificate for the completed work. This can be a costly oversight when it comes to selling. Avoid the hassles and talk to the team. There are staff on hand from 8am till 5pm, Monday to Friday.

THE BOOK

The information contained in this publication will provide an insight into the regulations and processes involved in building projects, as well as referencing suppliers and professional services. Remember, "If in doubt - ask!" We wish you well with your future projects and look forward to being part of your building team.

Upper Hutt City Council
Civic Administration Building
838-842 Fergusson Drive, Upper Hutt,
Private Bag 907, Upper Hutt

Phone: 04 5272-169
Fax: 04 5282-652
Email: askus@uhcc.govt.nz
Website: www.upperhuttcity.com



Wairarapa District Councils

THE BUILDING ACT – WHAT DO I NEED TO KNOW?

Whether building or renovating, your first port of call should be your local district council, where building control officers will be able to advise you on whether or not you need approval for your planned work.

The scale of your project will dictate to what degree you will need to get your head around the Building Act 2004, which is designed to ensure safety and sustainable development.

If the renovations are small and don't involve structural alterations such as changes to structural or bracing members, or new connections to or from water or sewer, you may not need approval, but you should always check first to be on the safe side.

If, however, you are building a new home or embarking on major renovations, you will need to come to grips with the building consent process, which is a straightforward task of knowing your obligations and meeting them through a series of applications and subsequent council inspections.

The Building Act 2004 regulates building work and sets licensing and performance standards. The building control section of your local council manages the standard of building construction under the provisions of the act. Since March 2012, building works to the weather tightness (cladding, etc.) or structural parts of a residential dwelling are restricted building works and required to be designed and constructed by a licensed building practitioner.

This involves the processing of consent applications and inspection of buildings during stages of construction to check compliance. Council staff cannot show you how to design your project, but the consent process is their specialty and they will be happy to help at any stage.

You can also visit your local council's website (cartertondc.co.nz/building_act, mstn.govt.nz/services/building/index.php or swdc.govt.nz/building-consents) to see what your specific building project requires in terms of consents. Check sheets are available online as part of the application form. Costs for building consents vary, depending on the size and complexity of your project and fee schedules are also available online.

Further information is available by asking at your council office or on the Ministry of Business, Innovation and Employment, Building and Housing Group website <http://www.dbh.govt.nz/occupational-licensing>.

WHAT PAPERWORK DO I NEED?

Get your paperwork ready before submitting your consent application. Although your proposed building work may be exempt from the requirement of building consent approval, be aware that the construction must still comply with the building code and there may be restrictions in the Wairarapa Combined District Plan.

If you are unsure ask at your council office. Remember to supply the council with two copies of your:

- site plan
- floor plan
- building elevations
- site access
- drainage plan
- specifications.

All of the documentation required to be submitted with your building consent application is listed on the checklist specific to your proposal and included with the application form available from your council's office or website.

Make sure you go through the checklist thoroughly and supply all the information requested, which will ensure a speedier outcome. This is key to a smooth building consent process.

THE WAIRARAPA COMBINED DISTRICT PLAN – WHAT DO I NEED TO KNOW?

If you're planning a development, subdivision or building, it is recommended that you talk to the planning team at your local council first. Pre-application discussions are useful as any potential issues can be picked up early on in the design stage – which can save you time and money further down the track. There are many things to keep in mind when building such as setbacks from your boundary, building heights, and daylight recession planes. Pre-application meetings are free of charge and land owners are encouraged to take advantage of this service.

If a resource consent is required, your local council can help you through the process and advise you on what information they may need, such as neighbour approvals.

Resource consents take a maximum of 20 working days once lodged, provided all the required information is supplied.

More information is available from:

Carterton District Council: www.cartertondc.co.nz or 06 379 4030

Masterton District Council: www.mstn.govt.nz or 06 370 6300

South Wairarapa District Council: www.swdc.govt.nz or 06 306 9611

6.3 Builder Listings

Finding a good builder is critical to the success of your project.

On the following pages are Licensed, Certified and Master Builders operating in your region.

We encourage you to make contact with them, and make sure you ask to see examples of their work and testimonials from satisfied customers. Picking the right builder is essential and often personality fit is more important than the cheapest price (which is almost never the right answer).



**BUILDING
GUIDE**



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Simply present this voucher at any **Resene** owned **ColorShop** & get two **Resene** 55ml testpots for FREE.

Offer valid until 31 December 2015 at any **Resene** owned **ColorShop**.
Not valid with any other offer. Limit of one coupon per customer.





Licensed Building Practitioners

The LBP scheme is one of the changes in the Building Act 2004 to encourage better building design and construction.

The public can have confidence that licensed building practitioners working on their homes and buildings are competent, and that homes and buildings are designed and built right the first time. Licensing promotes, recognises and supports professional skills and behaviour in the building industry. The scheme is competency based. Competent builders and tradespeople with a good track record have their skills and knowledge formally recognised, meaning you can be more confident knowing your builder is a skilled professional. This list may not include all Licensed Building Practitioners in the region. If you want to find more go to www.business.govt.nz/lbp

WAIRARAPA

Chris Simmonds Building Contracting - Chris Simmonds

M: 027 243 3489 E: chrishshavorne@xtra.co.nz

Hepburn Builders Ltd - Willie Hepburn

P: 06 370 9423 M: 027 295 4693

E: hepburnbuilders@xtra.co.nz

Rigg Zschokke Ltd - Chris Hurrell

P: 06 377 4025 M: 027 449 5364

E: admin@rigg-zschokke.co.nz

W: www.rigg-zschokke.co.nz

WAIRARAPA / KAPITI / WELLINGTON

Golden Homes Wellington - Phil Savage

M: 027 542 4753

E: phil.savage@uhdresidential.co.nz

W: www.goldenhomes.co.nz

KAPITI COAST & SURROUNDS

S & J Mackay Builders Ltd - Steve Mackay

P: 04 298 7878 M: 027 448 6760

E: sjmackay@xtra.co.nz

D Rutter Builders - Daryl Rutter

P: 06 364 2036 M: 027 230 2899

E: [djutterbuilders@gmail.com](mailto:djrutterbuilders@gmail.com)

KAPITI COAST/WELLINGTON

C H B Ltd - Chris Hargreaves

P: 04 977 5601 M: 021 511 878

E: erazer@paradise.net.nz

W: www.chbuilders.co.nz

ALLCAM Builders Ltd - Andy Cameron

M: 021 104 6538

E: allcam.builders@gmail.com

W: www.allcambuilders.co.nz

GREATER WELLINGTON

Dalton Construction Ltd - Gary Dalton

P: 04 566 4393 M: 027 445 6492

E: dalton.construction@xtra.co.nz

Geordie Grieve Builders - Geordie Grieve

M: 027 493 6689 E: geordie@grievonet.co.nz

Quadrille Construction Ltd - Craig Balmforth

P: 04 527 8883 M: 027 434 2037

E: office@quadrille.co.nz

W: www.quadrilleconstruction.co.nz

Villa Builders Ltd - Graeme Savage

M: 027 442 4754 E: villabuilders@paradise.net.nz

PORIRUA

Diamond Building Services Ltd - Ian Minshull

M: 027 218 7678 E: minshull@clear.net.nz

HUTT VALLEY

S & S Sorenson Builders Ltd - Shane Sorenson

P: 04 920 6644 M: 021 494 868

E: shane.sorenson@clear.net.nz

W: www.sandssorensonbuilders.co.nz

UPPER HUTT

Evolution Construction Ltd - Owen Frost

P: 04 529 8133 M: 021 331 493

E: evolutionconstruction.owen@gmail.com

LOWER HUTT

Airedale Homes Ltd - Robert Thompson

M: 021 674 166

E: airedalehomes@gmail.com

DRD Builders Ltd - Hadleigh De Reus

M: 021 862 014

E: info@drdbuilders.co.nz

W: www.drdbuilders.co.nz

Terra Firma Construct Ltd - Ian Wilson

M: 027 607 2434

E: terrafirma@maxnet.co.nz

HUTT VALLEY / WELLINGTON CITY

BL Building Ltd - Bruce Laga

P: 04 976 6871 M: 027 200 8999

E: blbuildingltd@gmail.com

Maridale Construction Ltd - Brian Marriner

P: 04 527 8765 M: 027 446 5727

E: brian@maridaleconstruction.co.nz

W: www.maridaleconstruction.co.nz

RD Builders Ltd - Ross Flowerday

P: 04 528 3414 M: 021 323 928

E: ross@rdbuilders.co.nz

W: www.rdbuilders.co.nz

TW & JM Bushby Ltd - Trevor Bushby

P: 04 566 3069 M: 021 214 9414

E: uhbushbys@xtra.co.nz



Licensed Building Practitioners

WELLINGTON

Best Build Construction - Brendan Clarke

M: 021 242 6616
E: brendan@bestbuild.co.nz
W: www.bestbuild.co.nz

C J Ryan Ltd - Chris Ryan

M: 027 433 3093 E: 6kidz@clear.net.nz

D V Building Ltd - Deane Boland

M: 021 782 263 E: dvbuilding@hotmail.co.nz

Frank Braakhuis Builders - Frank Braakhuis

P: 04 478 9448 M: 027 449 6602
E: braakhuis@xtra.co.nz

Harewana Noho Builder - Harewana Noho

M: 022 080 1792 E: cdsneho@gmail.com

J B Construction Ltd - James Bold

M: 027 523 7968 E: jbconstruction@xtra.co.nz

L & M Builders Ltd - Michael Humphries

M: 021 922 119
E: lyn-mike@xtra.co.nz

L Wilson Builder - Len Wilson

P: 04 389 6895
E: roadester@xtra.co.nz

Lester Martin Builders Ltd - Lester Martin

P: 04 526 2472 M: 027 445 3379
E: lester.martin@xtra.co.nz

M2 Building Ltd - Murray Moore

M: 021 337 053 E: m2buildingltd@gmail.com

N W C Contractors - Wayne Halliburton

M: 021 116 4221 E: nwcccontractors@clear.net.nz

Namloc Build Ltd - Jamee Colman

M: 027 740 1903
E: namlocbuild@gmail.com
W: www.namlocbuild.com

Phillip Ashworth Builder - Phillip Ashworth

M: 021 1930 680 E: phill.builder@yahoo.co.nz

Reddibuild Ltd - Christopher Reddington

M: 021 122 7575 E: chris@reddibuild.nz

Redefine Renovations & Construction Ltd - Paul Waterreus

M: 021 259 8450 E: redfinerenovations@gmail.com

Rhys Finlay Contractors Ltd - Rhys Finlay

P: 0800 UPKEEP M: 021 588 803
E: rhysfinlay@hotmail.com
W: www.rhysfinlay.co.nz

Rick Stonnell Certified Builder - Rick Stonnell

M: 027 244 1991 E: rick7@xtra.co.nz

S M C Contracting Ltd - Scott McPhee

M: 027 423 1440 E: smcchippie@gmail.com

Seccor Construction Group Ltd - Frans Steenkamp

P: 04 238 9200 M: 027 504 9796
E: info@seccor.co.nz
W: www.seccor.co.nz

Southcoast Construction Ltd - Dan Loapo

M: 021 198 0502
E: dan@southcoast.co.nz
W: www.southcoast.co.nz

T.A.S Builders Ltd - Kemara Samuel

P: 04 907 1296 M: 021 036 1178
E: kemandnica@hotmail.com

Top Land Construction Ltd - Martin Tonner

M: 021 261 3935
E: martin@toplandconstruction.co.nz

Villa Services - Dave Moore

P: 04 212 4887 / 0800 84 55 28 M: 021 412 600
E: dave_moore28@xtra.co.nz
W: www.villaservices.co.nz

Vision Chips Ltd - Darryll Chung

M: 021 961 405 E: darryll_chung@hotmail.com

Vlad Tomescu Builder - Vlad Tomescu

M: 021 2922 840 E: vtomescu@gmail.com

Vogelmorn Construction Ltd - Derek Lee

P: 04 389 3072 M: 021 244 3406
E: derek.lee@xtra.co.nz
W: www.vogelmornconstruction.co.nz

Xacta Builders Ltd - William Shugg

M: 027 450 2254
E: bill@officefitouts.co.nz
W: www.officefitouts.co.nz

WELLINGTON CITY

MC Builders Ltd - Mike Campbell

P: 04 475 6149 M: 021 922 252
E: mcbuilderltd@xtra.co.nz

WELLINGTON SOUTH

Island Bay Builders Ltd - Jason Greco

M: 021 399 224
E: islandbaybuildersltd@gmail.com
W: www.islandbaybuilders.co.nz

This list may not include all Licensed Building Practitioners in the region.
If you want to find more go to www.business.govt.nz/lbp



Licensed Building Practitioners : Architectural Designers

WELLINGTON

AD Architecture Ltd - Jon Ambler/Peter Davies

P: 04 298 5662

M: 021 493 400-Jon / 021 328 471-Peter

E: jon.a@adarchitecture.co.nz

W: www.adarchitecture.co.nz

Cathy Wood Ltd - Cathy Wood

P: 04 479 4182 M: 0274 528 666

E: cathy-wood@xtra.co.nz

Holmes Architecture - Mike Holmes

M: 027 440 7544

E: mike@holmesarchitecture.co.nz

N & Co Architecture Ltd - Nathan Billings

P: 04 476 6237 M: 027 4821 391

E: nathan@nandco.co.nz

W: www.nandco.co.nz

Plan Drawing & Design Ltd - Bruce Meech

P: 04 589 0305

E: info@plandrawing.co.nz

W: www.plandrawing.co.nz

SAW Design Ltd - Sheryle Williams

P: 04 475 7735 M: 021 045 1075

E: sheryle@sawdesign.co.nz

Valley Architectural Ltd - Kim Baldwin

P: 04 589 1682 M: 027 442 0742

E: office@valleyarchitectural.co.nz

W: www.valleyarchitectural.co.nz

This list is not comprehensive and you can find more at www.business.govt.nz/lbp For Registered Architects, whose qualifications automatically give them LBP status, visit www.nzrab.org.nz/Search/ and for more information on architects visit www.nzia.co.nz For Architectural Designers NZ members visit www.adnz.org



Licensed Building Practitioners : Brick & Blocklaying

WELLINGTON

Brix n Blox Ltd - Morry Aston

P: 04 387 7064 M: 021 458 881

E: morryntrish@clear.co.nz

Don Watson Brick & Block Laying Ltd - Don Watson

M: 027 454 8377

E: donwatson.bnb@xtra.co.nz

W: www.brickandblocklayers.co.nz

Snowden Brick n Blocks - Paul Snowden

M: 027 293 7669

E: p.snowden@xtra.co.nz

These listings may not include all Licensed Building Practitioners in the region. If you want to find more go to www.business.govt.nz/lbp



Licensed Building Practitioners : External Plastering

MASTERTON

Chris Wilkin Plastering Ltd - Chris Wilkin

M: 027 296 3270 E: wilkinfamily@infogen.net.nz

WELLINGTON

SJ McCartney Plastering Ltd - Scott McCartney

M: 027 233 2086 E: scottmacnz@yahoo.com



Licensed Building Practitioners : Roofing

GREATER WELLINGTON

Wellington Longrun Roofing Ltd - Nick Bremner

M: 027 201 4744 E: wellington.roof@gmail.com

KAPITI / WELLINGTON

DeMoss Roofing Ltd - Paul Murphy

M: 027 555 4081

E: demossroofing@live.com

W: www.wellingtonroofingcontractor.co.nz

WELLINGTON

Roofwell Ltd - John Brown

M: 021 2232 168

E: roofwell@outlook.com

These listings may not include all Licensed Building Practitioners in the region. If you want to find more go to www.business.govt.nz/lbp



Licensed Building Practitioners : Roofing & Waterproofing

WELLINGTON

JVL Contractors - David Jaquiere P: 04 238 4066 M: 021 750 310 E: jvl@clear.net.nz W: www.jvlcontractors.co.nz



Architectural Designers New Zealand

WELLINGTON

AD Architecture Ltd - Jon Ambler/Peter Davies

P: 04 298 5662 M: 021 493 400 -Jon / 021 328 471-Peter
E: jon.a@adarchitecture.co.nz W: www.adarchitecture.co.nz

GMAD Ltd - Greg Melville

P: 04 380 8106 M: 021 609 432
E: gmadlimited@ihug.co.nz
W: www.adnz.org.nz/profile/gregmelville

Opazo Architectural Design - Catalina Opazo

P: 04 972 8699 M: 021 153 6849
E: catalina.opazo@paradise.net.nz

Plan Drawing & Design Ltd - Bruce Meech

P: 04 589 0305
E: info@plandrawing.co.nz W: www.plandrawing.co.nz

WELLINGTON TO PALMERSTON NORTH / HUTT VALLEY

Alan Craig Design Ltd - Alan Craig

P: 06 367 8428 M: 027 684 4217
E: alan@alanraigdesign.co.nz

This list may not include all ADNZ members in the region – if you want to find more go to www.adnz.org.nz



Certified Builders

NEW ZEALAND'S MOST QUALIFIED BUILDERS

HOROWHENUA & MANAWATU

Craig Diffey Builder Ltd - Craig Diffey

P: 06 368 7480 M: 027 442 7950
E: ctjd.diffey@xtra.co.nz W: www.craigdiffeybuilder.co.nz

KAPITI & HOROWHENUA

BMK Builders - Brendon King (Ben)

M: 027 473 5001 E: benjen@slingshot.co.nz

GREATER WELLINGTON

Geordie Grieve Builders - Geordie Grieve

M: 027 493 6689 E: geordie@grievonet.co.nz

Quadrille Construction Ltd - Craig Balmforth

P: 04 527 8883 M: 027 434 2037

E: office@quadrille.co.nz

W: www.quadrilleconstruction.co.nz

Villa Builders Ltd - Graeme Savage

M: 027 442 4754 E: villabuilders@paradise.net.nz

WELLINGTON & KAPITI COAST

RA Rush Ltd - Robert Rush

P: 04 293 5559 M: 027 590 0758
E: rrush@xtra.co.nz

UPPER & LOWER HUTT / PORIRUA / WELLINGTON CITY

Jim Henderson Builders - Jim Henderson

P: 04 529 7369 M: 027 444 9798

E: jimandkaren@xtra.co.nz

WELLINGTON CITY

MC Builders Ltd - Mike Campbell

P: 04 475 6149 M: 021 922 252
E: mcbuildersltd@xtra.co.nz

HUTT VALLEY / WELLINGTON CITY

BL Building Ltd - Bruce Laga

P: 04 976 6871 M: 027 200 8999
E: blbuildingltd@gmail.com

RD Builders Ltd - Ross Flowerday

P: 04 528 3414 M: 021 323 928
E: ross@rdbuilders.co.nz W: www.rdbuilders.co.nz

WELLINGTON

AJ Oaks Building Ltd - Andrew Oakenfull

P: 04 477 4493 M: 021 443 129

E: info@ajoaksbuilding.co.nz

Construq Ltd - Bernie Van Biljon

M: 027 845 2250 E: bernie@construq.co.nz

EBuild - Tony Hodson

P: 04 380 7414 M: 021 279 6628

E: tony@ebuild.co.nz W: www.ebuild.co.nz

Hardie Craft Building Ltd - Cameron Hardie

M: 021 739 151 E: hardiecraft@paradise.net.nz

Mike Wylie Ltd - Mike Wylie

P: 04 479 2129 M: 027 445 5103

E: mike.wylie@xtra.co.nz

Natural Revival Construction Ltd - Glenn Wright

M: 027 485 5071 E: glennw@maxnet.co.nz

Neil Brown Building Ltd - Neil brown

M: 021 048 7413 E: info@neilbrownbuilding.co.nz

Qualmax Ltd - Ian McGill

P: 04 212 6870 M: 021 833 399

E: admin@qualmax.co.nz W: www.qualmax.co.nz

This list may not include all Certified Builders in the region – if you want to find more go to www.certified.co.nz

The LBP members listed here are correct at time of printing – for a continually updated list, visit www.business.govt.nz/lbpz



Registered Master Builders - when quality counts



WAIRARAPA

Amos Construction Ltd - Martin Amos

P: 06 379 5454 M: 027 367 1635

E: martin.tracy@xtra.co.nz

W: www.amosconstruction.co.nz

Hepburn Builders Ltd - Willie Hepburn

P: 06 370 9423 M: 027 295 4693

E: hepburnbuilders@xtra.co.nz

KAPITI COAST

Hinds Builders Ltd - Simon Hinds

P: 04 293 4055 M: 027 443 6149

E: hindsbuilders@gmail.com

S & J Mackay Builders Ltd - Steve Mackay

P: 04 298 7878 M: 027 448 6760

E: sjmackay@xtra.co.nz

KAPITI/WELLINGTON

The Meek Group Ltd - Grant Meek

P: 04 237 5558 M: 021 542 689

E: themeekgroup@paradise.net.nz

W: www.themeekgroup.nz

UPPER HUTT

Smith & Sons Upper Hutt

P: 04 527 7336 M: 021 293 3643

E: annette.taylor@smith-sons.co.nz

W: www.smithandsonsupperhutt.co.nz

LOWER HUTT/WELLINGTON

Hutt City Builders - Regan Powell

P: 0800 756 657 M: 021 316 133

E: info@huttcitybuilders.co.nz

W: www.huttcitybuilders.co.nz

WELLINGTON CITY/ HUTT VALLEY

Maridale Construction Ltd - Brian Marriner

P: 04 527 8765 M: 027 446 5727

E: brian@maridaleconstruction.co.nz

W: www.maridaleconstruction.co.nz

GREATER WELLINGTON

Henderson Bros Builders Ltd - Geoff Henderson

P: 04 237 6509 M: 027 440 8104

E: hendersonbros@paradise.net.nz

W: www.hendersonbrosbuilders.co.nz

WELLINGTON

C J Ryan Ltd - Chris Ryan

M: 027 433 3093 E: 6kidz@clear.net.nz

Frank Braakhuis Builders - Frank Braakhuis

P: 04 478 9448 M: 027 449 6602

E: braakhuis@xtra.co.nz

Hayward Homes Ltd - John Hayward

P: 04 298 1487 M: 027 497 0238

E: john@haywardhomes.co.nz

W: www.haywardhomes.co.nz

RJC Building Ltd - Richard Coppell

M: 027 864 6485

E: rjcoppell@hotmail.com

W: www.rjcbuilding.co.nz

Seccor Construction Group Ltd - Frans Steenkamp

P: 04 238 9200 M: 027 504 9796

E: info@seccor.co.nz

W: www.seccor.co.nz

Villa Services - Dave Moore

P: 04 212 4887 / 0800 84 55 28 M: 021 412 600

E: dave_moore28@xtra.co.nz

W: www.villaservices.co.nz

This list may not include all Registered Master Builders in the region – if you want to find more go to www.masterbuilder.org.nz

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NOTES

Approved Applicators

ROCKCOTE®

psl
PLASTER SYSTEMS



MASTERTON

Plasta Solutions - Stephen Hutchinson

M: 027 575 0153

E: stevehutch@xtra.co.nz

Sid Sutherland Plastering - Sid Sutherland

M: 027 242 6456

Tony Hearn Decorators - Tony Hearn

M: 027 493 6134

E: forangey@xtra.co.nz

PARAPARAUMU

Coastline Plastering Ltd - Michael Collett

M: 021 225 5642

E: admin@coastlineplastering.co.nz

UPPER HUTT

M & G Plastering - Matt Williams

M: 021 066 5478

E: mg.plasterers@xtra.co.nz

Redstar Rendering Ltd - Nathan Dick

M: 021 455 569

E: nath.alice@vodafone.co.nz

LOWER HUTT

Quadrille Construction Ltd - John Patterson

M: 0274 555 170

E: quadrille@xtra.co.nz

WELLINGTON

Boland Plastering Ltd - Sean (John) Boland

M: 027 600 0923

E: bolandplasteringltd@gmail.com

Builders Plastics Contracting Ltd - James William Milne

M: 027 441 2220

E: rshami@buildersplastics.co.nz

Kapai Trade Services W.G.T.N. Ltd - Rei Haerewa

M: 027 450 5296

E: kapaitrade@paradise.net.nz

Mesh Coatings Ltd - Alastair Mooney

M: 021 638 460

E: alastair@meshcoatings.co.nz

P & J Plastering Contractors Ltd - Joe Tousoon

M: 021 548 536

E: pandjplastering@inspire.net.nz

Plaster Coat Ltd - Jim Henderson

P: 04 939 1155

E: jim@plastercoat.co.nz

Scene to be Seen - Brian McDonnell

M: 021 077 5489

E: scene2bseen@yahoo.co.nz

Totara Coatings Ltd - Donald Dring

M: 027 443 1742

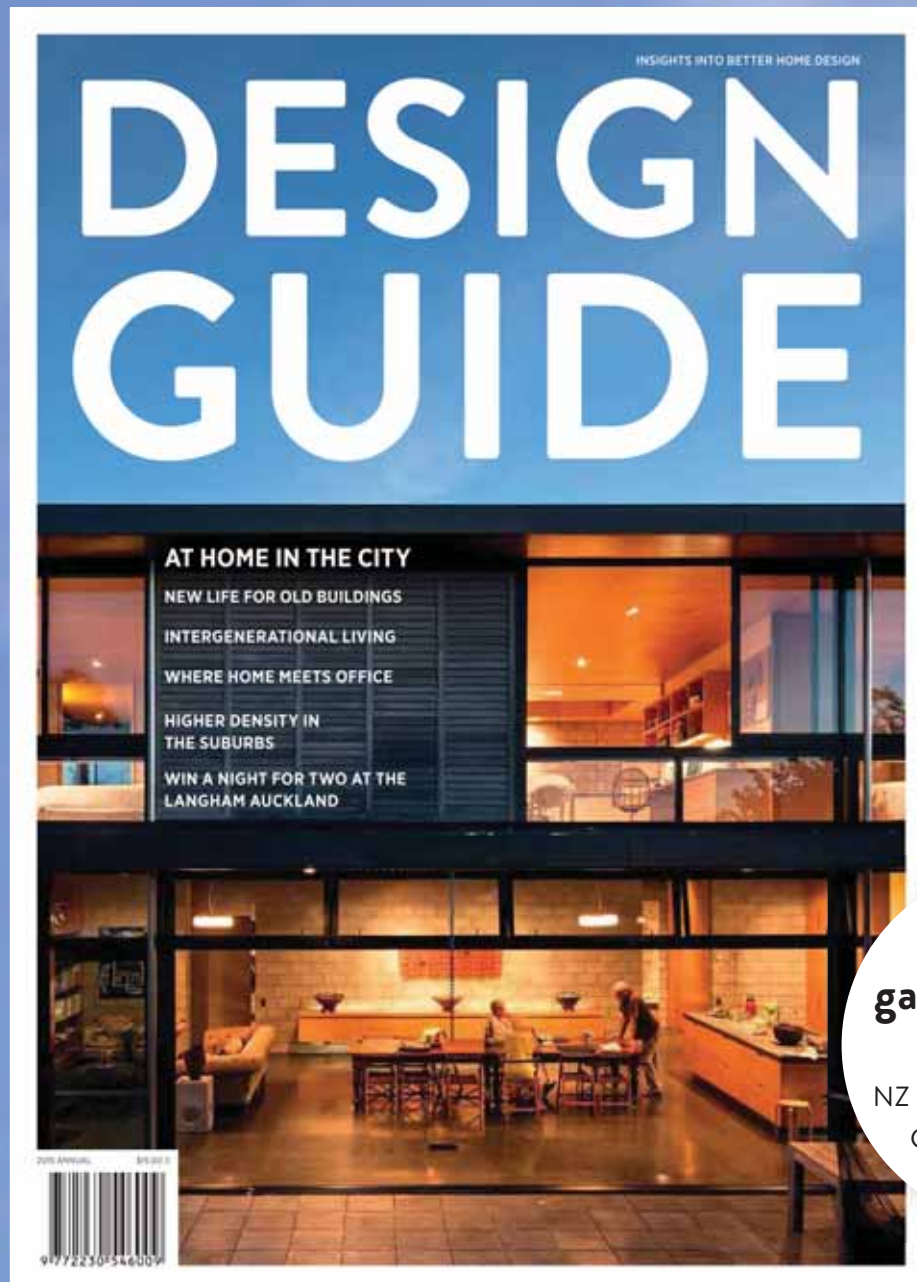
E: totaracoatings@xtra.co.nz

MEETING NOTES

ITEM	NOTES	ACTION BY

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Marshall Cook
NZ Institute of Architects
Gold Medal Winner

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BUDGET SHEET

GENERAL	BUDGET	ACTUAL
Preliminaries and General		
Consulting Engineers		
Legal		
Design		
Consents		
Insurance		
Other		

SITE/STRUCTURE	BUDGET	ACTUAL
Preparation and Groundwork		
Retaining Walls		
Concrete		
Steel Reinforcement		
Concrete Masonry		
Framing: Steel / Timber		
Carpentry		

DRAINAGE / PLUMBING	BUDGET	ACTUAL
Exterior Drainage		
Sanitary Plumbing		
Septic Tanks & On-site Waste Water Systems		

EXTERIOR ENVELOPE	BUDGET	ACTUAL
Tanking and Damp-proofing		
Brick and Block-laying		
Concrete Slab		
Timber Joists and Piles		
Building Wrap		
Wall Cladding		
Wall Cladding: Masonry Veneer		
Roofing Membrane		
Roofing		
Downpipes and Guttering		
Fascia		
Soffits		
Capping and Flashings		
Windows & Doors: Timber / Aluminium / Composite		
Skylights		
Front Door		
Glazing		

BEHIND THE WALLS	BUDGET	ACTUAL
Insulation		
Pre-wiring		
Plumbing		
Hot Water Heating		

INTERIOR FITOUT & FLOORING	BUDGET	ACTUAL
Lining - Plasterboard / Other		
Interior Doors and Windows		
Interior Joinery		
Fixture: Bathroom / Kitchen		
Door Hardware		
Solid Plaster		
Tiling		
Carpeting		
Timber Flooring		
Flooring - Other		
Painting and Paperhanging		
Furniture		
Window Dressing		
Lighting		
Home Automation		
Stairs		

KITCHENS & BATHROOMS	BUDGET	ACTUAL
Kitchen Joinery		
Benchtops		
Kitchen Fixtures		
Appliances		
Bathroom Tiling		
Bathroom Fixtures		
Wardrobes		
Storage		
Laundry		
Water		
Gas		
Electrical		
Solar		
Telecommunications and Internet		
Security		
Rainwater Systems		
Drainage		
Heating and Cooling		

LANDSCAPING & RUBBISH	BUDGET	ACTUAL
Swimming Pool / Spa		
Decking		
Paving		
Landscaping		
Garaging		
Rubbish Removal		
TOTAL		

Who says weatherboards have to be wood?



DESIGN Weatherboards don't need to be wood and they don't need to look like a weatherboard. Nu-Wall has 14 different profiles and a wide range of factory-applied finishes to choose from, plus the option of either horizontal or vertical installation, so you can get the look you are seeking, whether traditional, contemporary, industrial or classic.

WEATHERTIGHT Developed and manufactured in New Zealand for our conditions, the Nu-Wall system meets or exceeds the requirements of the Building Code. BRANZ have tested Nu-Wall and have issued four Appraisals covering all applicable installation methods and Nu-Wall is widely used in retrofit situations throughout the country.

DURABLE The aluminium weatherboards are extremely durable and will outlast the life of a building. Finishes applied will retain their appearance for years with only washing required. Being fully recyclable, aluminium cladding is also a responsible choice for the environment.

SAFE Nu-Wall is an interlocking weatherboard cladding system made from tough, durable extruded aluminium. The non-penetrative fixing system secures each board to the structure independently, allowing the cladding to stay on the building during an earthquake*.

* Verified by BRANZ Structural Engineers through testing Nu-Wall in simulated seismic conditions.

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