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2009|10 ANNUAL

HOMEOWNER'S BUILDING GUIDE

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YOUR GUIDE TO BUILDING A BETTER HOME

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THE BUILDING ACT & YOU

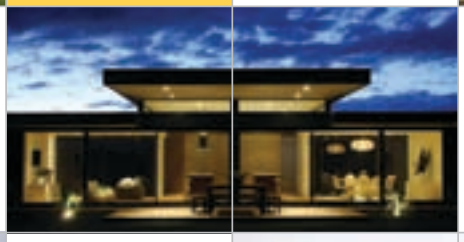
WORKING THROUGH THE BUILDING CONSENT PROCESS

LEAKY HOMES & HOW TO AVOID IT

RENOVATION TRAPS

▶ Alpine Homes NZ Ltd, winner, New Homes $250,000 – $350,000

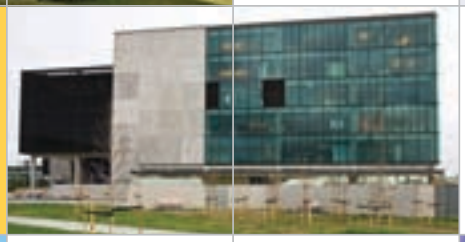
▶ Bonham Builders and Management Ltd, winner, PlaceMakers Renovation over $500,000 and Future Proof Building Award



◀ Carlton Richards Ltd, winner, Meridian Sustainable Homes $500,000 – $1 million and Heart of the Home Kitchen Award

▶ Stanley Construction Ltd for RAL Turoa High Noon Express Terminal Building, Mt Ruapehu, winner, Pacific Steel Industrial/ Utility Project

▲ Lindesay Construction Ltd, winner, 2008 Registered Master Builders House of the Year and PlaceMakers Supreme Award and New Homes $650,000 – $1 million



◀ Mainzeal Property and Construction Ltd for Sovereign House, Auckland, winner, 2008 RMB Commercial Project of the Year and QBE Insurance Retail and Business Project

▶ S & J MacKay Builders Ltd, winner, New Homes $450,000 – $650,000

▶ Hawkins Construction Ltd for Te Puia (New Zealand Maori Arts and Crafts Institute), Rotorua, winner, Tourism and Leisure Project

Properties featured are some of the national winners in the Registered Master Builders 2008 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers

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Get Ready!

HOMEOWNER'S BUILDING GUIDE

WELCOME TO YOUR BUILDING PROJECT. THIS GUIDE IS DESIGNED TO BE A USEFUL WORKING TOOL FOR YOU, THE HOMEOWNER, AS YOU GO THROUGH YOUR BUILDING JOB.

UNDERTAKING A BUILDING PROJECT is a challenging time and can be immensely enjoyable or thoroughly frustrating – and often both! 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 pride for you on an ongoing basis.

Be prepared for large draw on your time and, of course, your budget. Be prepared for major frustrations and stress. Make sure your work colleagues know that you're about to got through this – you will need understanding from your managers because of the time demands on you – be prepared to be called on to site to make instantaneous decisions about things.

Remember – this guide is not designed to be a replacement for a project manager and it is especially not a replacement for building inspections – these are a stipulation of the Building Act. Rather, this is a work book for you to keep track of the project, stimulate ideas and to remind you of things to look out for.

GOOD LUCK AND HAPPY HOME BUILDING!

The Publishers

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 items:

- Council Information
- The Building Act 2004
- Preplanning
- Design
- The Building Process
- Budget Workpage

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.

We welcome feedback on the magazine – call us on 09 360 8885 or email info@buildingguide.co.nz

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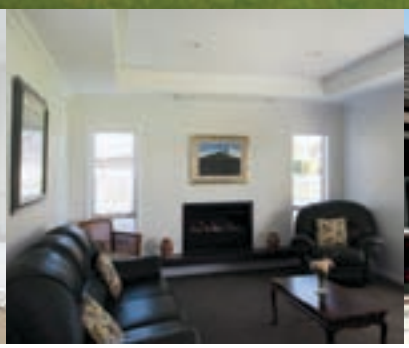
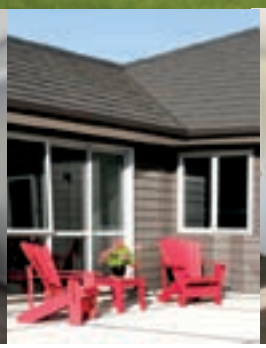


Member

FPB FUTURE-PROOF BUILDING

IT'S NEVER TOO LATE TO CHOOSE NEW ZEALAND'S MOST AWARDED BUILDER – JENNIAN HOMES

If you want the confidence of dealing with a company that has a proven track record of quality and nearly three decades of experience, it's never too late to contact Jennian Homes. When you choose Jennian Homes you will be building with New Zealand's most recognised and awarded building company that received 87 awards in the Registered Master Builders 2008 House of the Year awards. Jennian will deliver what they promise; your dream home on time, within an agreed budget, that is just right for you and your family. Your home will be better to live in today and worth more in the future. A dream home that you and your family will enjoy and be proud of for many years to come. **So call Jennian today and let them make your dream home a reality.**

For more information or to find your nearest showhome visit www.jennian.co.nz or call 0800 JENNIAN 0800 536 642.

Jennian HOMES

Your personality Our expertise

COL99/JEN1032

Inside the Building Guide

PUBLISHER AND SALES CONTACT DETAILS ON PAGE 61

A word from the Councils

Absolutely Positively Wellington
Me Heke Ki Pōneke Wellington City Council

Wellington City Council

Wellington City Council Building Consents and Licensing services is committed to providing our customers with quality advice and efficient service. We appreciate that the decision to build or alter your home can be stressful and at times confusing. It is our aim to help our customers as best we can through the consent process.

You can contact us by telephoning our Customer Service staff on 801 3542, by email at BCLSs@wcc.govt.nz, or by visiting the Council website on **www.Wellington.govt.nz** where you can download our forms and checksheets along with instructions to assist with completing the forms. You will also find a new publication available on our web site that will assist in guiding you through our processes, with information specific to Wellington City Council. You can also visit our offices on the first floor of the Wakefield Street Council building in Wellington where we can help with enquiries for building, planning, fencing of swimming pools, dog control, health licences, liquor licences, Land Information Memorandums, property reports and other information. To save you time we also offer an appointment system that allows you to set aside a time with our technical officers, who can help with building issues and fees, and ensure that you have all the information needed to process your application.

INSPECTIONS

Wellington City Council has a highly skilled team of inspectors. This team will carry out inspections arranged with you during the building phase of your project. An assessment of the number of inspections required and the fees for these is made at the time your building consent application is lodged with the Wellington City Council. The team aims to work alongside you until the Code of Compliance Certificate is issued at the completion of your project. Inspections can be booked by telephoning 04 801 3813.

WELLINGTON CITY COUNCIL
101 WAKEFIELD STREET
PO BOX 2199, WELLINGTON
PHONE: 04 801 4311
EMAIL: COMMUNICATIONS@WCC.GOVT.NZ
WEBSITE: WCC.GOVT.NZ

HOROWHENUA DISTRICT COUNCIL

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. Annual growth is about 5%. 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 centres at Foxton and Shannon. As the area served is not large geographically, most building consent applications and customer enquiries are dealt with from the Levin office.

Building Control 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 NZ Building Code. It is not a guarantee of compliance with contract documents or workmanship. A building assessment report is sent to the applicant and for the Council. 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 Fax: 06-3660977
Email: enquiries@horowhenua.govt.nz
Website: www.horowhenua.govt.nz

KAPITI COAST DISTRICT COUNCIL

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 is one of the fastest growing areas of the country with 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

Recent changes now requireus to seek a higher 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 Department of Building & Housing 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.

There has been a change in our inspection booking regime which now requires a minimum of 24 hours notice (the earlier the better). To make a booking ring our call centre on 04-2964-700 between 7.30am and 5.30pm 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.

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

Hutt City Council

Hutt City has increased to a population with 100,000 people. We rank 9th largest out of the 74 territorial authorities in New Zealand and are made up from the former Eastbourne Borough, Petone Borough, Wainuiomata District and Lower Hutt City Councils, and the Hutt Valley Drainage Board, which were amalgamated in 1989.

Over the past few years we have seen great changes taking place in our city with a new shopping mall/cinema complex and art gallery, encouraging redevelopment of the inner city area and commercial areas, including high rise apartment developments looming on the horizon.

The 2004 Building Act has meant increased responsibility for Hutt City Council, to ensure that the new Act's requirements are met for any building activity in the Hutt, and for the requirements of Building Control Accreditation (BCA). Hutt City Council is ISO 9001 accredited and has recently won the silver New Zealand Business Excellence Foundation (NZBEF) award with only two other organisations in New Zealand having done better and we are the only Council to do so.

Hutt City Council has an excellent team of Building, Plumbing and Resource Consent Officers to vet plans for the Building Consent application process. They ensure that the plans have been drawn to meet the minimum requirements of the New Zealand Building Code and relevant standards. Hutt City Council's Inspection team are there to inspect the work at critical construction stages to ensure that the work is carried out to the approved building consent documentation.

The Council issues approximately 1800 Code Compliance Certificates annually.

With greater numbers wanting to live in Hutt City, potential property buyers are increasingly demanding evidence for authorisation of building work. They want to ensure that the work has had a Building Consent and a final Code Compliance Certificate issued by Hutt City Council if it was required.

Land Information Memorandum reports (LIMs) are a great way to identify this information as well as other property information such as flooding, Council stormwater and sewer mains laid on the property, earthquake prone buildings, historic land slippage and historic industrial waste dumping sites for a property. The Council issued around 450 LIMs annually.

Because of the Building Act's various requirements, it is advisable to talk to both Building Consent and Resource Consent Officers - even if the proposed job is relatively small, such as a pergola, deck or retaining wall.

Their advice is free and they can help identify what plans, specifications and engineering reports (if applicable) are required to be supplied with the building consent application.

We look forward to seeing you and answering any of your enquiries.

HUTT CITY COUNCIL
30 Laings Road,
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Phone: 04-570 6666 Fax: 04-569 4290
Email: contact@huttcity.govt.nz
Website: www.huttcity.govt.nz

A great place to live, work and play.

Porirua City Council

Porirua City is just 20 minutes from Wellington nestling in a stunning harbour setting extending from Kenepuru Drive in the south to Pukerua Bay in the north, from Titahi Bay on the coast to Judgeford in the east. The city offers more than 56 Kilometres of picturesque coastline with an abundance of opportunity for fishing, boating, wind surfing scuba diving swimming or just relaxation by the beach.

Porirua City is one of the fastest growing areas, leading the way in the Wellington Region for new residential and commercial property development. It is a young, vibrant and innovative city widely recognised as a premier destination for shopping and culture with over 45 hectares of shopping, including the popular 'Mega Centre' development, North City Shopping Centre and under the Canopies shopping. **There are a growing number of leisure attractions such as the widely renowned Pataka Museum of Arts and Cultures and the Te Rauparaha Arena which includes the Aquatic Centre and a brand new Sports and Events Centre with function rooms.**

Businesses thrive and total annual output of the Porirua economy is estimated at just over $1 billion. From multi-national companies to small family operations, all are providing jobs for a loyal labour force of 20,625 people.

Investors continue to recognise Porirua City as a strong, dynamic regional centre built on sound infrastructure with a vigorous and sustainable economy.

The residential development sector is particularly buoyant with future growth being catered for with new sub-divisions opening up such as:

- Aotea Block
- Silverwood Development
- Staithes Drive

The draft Revitalisation Plan for the city centre aims to create a high quality city centre environment that will be attractive to workers, visitors and new businesses.

BUILDING COMPLIANCE CENTRE

The Building Compliance Centre is is a Registered and Accredited Building Consent Authority, and is part of Environment and Regulatory Services which also includes the Resource Consent service and Environmental Health service. The main function of the Building Compliance Centre is to administer the Building Act 2004 and to ensure that buildings are constructed in accordance with the minimum requirements of the New Zealand Building Code. The Building Compliance Team at Porirua City Council is fully committed to delivering a customer focussed quality service that is both effective and efficient. All the building compliance staff consider themselves as part of the development team with the mutual aim of authorising quality, fit for purpose developments that comply with the Building Act, New Zealand Building Code and relevant standards. Our intention is to issue all consents within the statutory timeframes.

We offer a first class service for building control service working with you to gain the full benefit of your investment in this city.

It is vitally important that you understand the building consent process before you commit to any development and therefore we strongly advise that you seek professional advice right from the concept stage of your project. 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. However, the Council cannot design your project for you and you will need to engage the services of a suitably qualified, experienced and competent design professional. 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 in full enable us to accept them and process them much more efficiently and quickly. As part of this process we strongly recommend that you apply for a PIM (Project Information Memorandum) in advance of your application preparation. The PIM provides all the information that Council holds which may be relevant to your building project, such as ground conditions, wind zones, existing utility services to the site and District Plan information. The PIM may alert you to specific requirements for your project that you were previously unaware of, for example a requirement for Resource Consent.

When your application for building consent is ready to be submitted, you must contact the Council and make an appointment to meet with building compliance staff who will review the application to ensure that it is complete. If the information is complete your application will be accepted and processed. If information is missing your application will NOT 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 element of construction is ready for inspection and before covering up any work. 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. When the work is completed, with all documentation in place, and the Council is satisfied that it complies with 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 1490 (Mon-Fri 8am to 5pm)
- Email: building.consent@pcc.govt.nz
- Fax: 04 237 1439

You can also visit our website:

- 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 Regulatory Services 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, the Resource Management Act 1991, 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
Website: www.upperhuttcity.com
Email: askus@uhcc.govt.nz

Wairarapa District Councils

The staff at the Masterton, Carterton and South Wairarapa District Councils wish to assist you in completing your building project to a successful end. By working together with Council on your building project this can be achieved with minimal stress.

First is the obtaining of all existing known information on the property by applying for a Project Information Memorandum. The second is obtaining construction approval for your building design by applying for a Building Consent. The third is obtaining a Code Compliance Certificate on completion of the construction work. Council staff have the experience and willingness to advise you on the requirements for obtaining your Building Consent.

To ensure this process is as smooth as possible and your application for building consent is processed in minimal time please read the documentation and checklist provided with the application form from your council. Ensure all the relevant required information is provided. Insufficient information to prove compliance with the building code can cause unexpected delays in the processing of applications for building consent.

During construction we provide a service of checking at several important stages. This is not a supervisory service, it is a mandatory inspection required by the Building Act to ensure the construction work is carried out in accordance with the approved documents. It is a sample audit, which allows action to be taken to correct defects before they are hidden.

The foundation inspection is one of the most important. You should ensure that boundary pegs have been located and that the position is correct. This handbook contains valuable information on the Building Act and the District Plan. Councils are willing to clarify, advise and help you complete your building project.

MASTERTON DISTRICT COUNCIL
64 Chapel Street
PO Box 444, Masterton.
Phone: 06 370 6300
Fax: 06 378 8400
Email: mdc@mstn.govt.nz
Website: www.mstn.govt.nz

CARTERTON DISTRICT COUNCIL
Holloway Street, PO Box 9, Carterton.
Phone: 06 379 4030
Fax: 06 379 7832
Email: bruce@cdc.govt.nz
Website: www.cdc.govt.nz

SOUTH WAIRARAPA DISTRICT COUNCIL
19 Kitchener Street
PO Box 6, Martinborough
Phone: 06 306 9611
Fax: 06 306 9373
Email: enquiries@swdc.govt.nz
Website: www.swdc.govt.nz

REGISTERED MASTER BUILDERS

Member

KAPITI

Cox & Sweetman Builders Limited - Phil Cox
P 04 902 5618 **M** 027 435 9272 **F** 04 902 5619 **E** phil.cox.@paradise.net.nz
37 Ihakara Sreet, Paraparaumu, Kapiti 5032

LOWER HUTT

Henderson Bros Builders Limited - Geoff Henderson
P 04 233 6509 **M** 027 440 8104 **F** 04 233 6509
E hendersonbros@paradise.net.nz 7 Raukawa St, Stokes Valley, Lower Hutt 5019

S & S Sorenson Builders Limited - Shane Sorenson
P 04 920 6644 **M** 021 494 868 **F** 04 586 8765 **E** shane.sorenson@clear.net.nz
www.sandssorensonbuilders.co.nz PO Box 30-294, Lower Hutt 5040

CJ Builders Limited - Carl O Jacobs
P 04 586 8769 **M** 027 240 4227 **F** 04 587 0125 **E** cjbuilders@paradise.net.nz
PO Box 38 517, Wellington Mail Centre, Lower Hutt 5045

Simon Roche Limited - Simon Roche
P 04 562 7764 **M** 027 447 5073 **F** 04 562 7795 **E** roche.family@xtra.co.nz
7 Rimu Street, Eastborne, Lower Hutt 5013

PARAPARAUMU

S & J Mackay Builders Limited - Steve Mackay
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10 Monterosso Place, Paraparaumu Beach, Paraparaumu 5032

C D van der Meer Builders Limited - Carl van der Meer
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PO Box 1673, Paraparaumu Beach, Paraparaumu 5252

Hayward Homes Limited - John Hayward
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P O BOX 1416, Paraparaumu 5252

PORIRUA

R B Merrett Limited - Richard Merrett
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160 Dimock Street, Titahi Bay, Porirua 5022

Danart Construction Limited - Darren J Thomason
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112 Conclusion Street, Ascot Park, Porirua 5024

G J Lester Building (Wgtn) Limited - Gary Lester
P 04 238 2742 **M** 027 443 2859 **F** 04 238 2743 **E** lesterbuilding@paradise.net.nz
www.gjlester.co.nz PO Box 50-148, Porirua 5240

Bussell Construction Limited - Geoff Bussell
P 04 970 5648 **M** 021 970 969 **E** geoff@bussellconstruction.com
4 Earn Place, Southgate, Wellington 6023

Parsons Building Limited - Brett Parsons
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16a Orchy Crescent, Island Bay, Wellington 6023

DnA Home Builders Limited - Daravut Nguon
P 04 478 7636 **M** 027 230 0678 **F** 04 4787 636 **E** dnguon@xtra.co.nz
120 Moorefield Road, Johnsonville, Wellington 6037

Fusion Interiors Limited - Daniel Sinclair
P 04 472 8440 **F** 04 472 8550 **E** dan@fil-nz.co.nz
PO Box 13760, Wellington 6037

Johnsonville Building Solutions Limited - Matthew J Eden
M 021 669 341 **F** 04 477 2380 **E** jvillebuildsolutions@clear.net.nz
25 Helston Road, Johnsonville, Wellington 6037

Plan It Construction Limited - Rowan Hannah
P 04 380 1958 **M** 021 397 71 **E** rowan@planitconstruction.co.nz
www.planitconstruction.co.nz PO Box 2508, Wellington 6140

Holmes Wellington Limited - Tim Holmes
P 04 472 9691 **M** 027 442 1855 **F** 04 472 9692 **E** hcd@hwltd.co.nz
www.hwltd.co.nz PO Box 12-681, Wellington 6144

Jet Construction Limited - Scott R Moyle
P 04 977 3811 **M** 027 241 4890 **F** 04 977 3819 **E** jsproperty@paradise.net.nz
PO Box 7118, Newtown, Wellington 6242

PORIRUA - CONT.

Promax Builders Limited - Paul Maxim
P 04 389 6945 **M** 027 447 0459 **F** 04 389 6947 **E** p.maxim@xtra.co.nz
PO Box 7109, Newtown, Wellington 6242

C J Ryan Limited - Christopher J Ryan
P 04 380 8899 **M** 027 433 3093 **F** 04 308 8669 **E** 6kidz@clear.net.nz
PO Box 15-279, Miramar, Wellington 6243

Paragon Builders Limited - John Hand
M 027 215 5474 **F** 04 4760641 **E** john@paragonbuilders.co.nz
PO Box 15465, Miramar, Wellington 6243

Harland Construction Limited - Dean Harland
M 027 458 9271 **F** 04 4788087 **E** harlandconstruction@xtra.co.nz

UPPER HUTT

Phil Bentley Builders - Philip G Bentley
M 027 450 4909 **E** phil-sue@clear.net.nz
274a Fergusson Drive , Heretaunga, Upper Hutt 5018

Lester Martin Builders Limited - Lester Martin
P 04 528 2608 **M** 027 445 3379 **F** 04 528 8804 **E** lester.martin@xtra.co.nz
PO Box 40147, Upper Hutt 5140

Peter Peryer Builders Limited - Peter Peryer
P 04 970 7136 **M** 027 445 1403 **F** 04 970 7146 **E** fursdon@paradise.net.nz
PO Box 40078, Upper Hutt 5140

Lindsay Residential Limited - Geoff Lindsay
P 04 528 8711 **M** 027 450 6665 **F** 04 528 7411 **E** lindsay.residential@gmail.com
PO Box 48107, Silverstream, Upper Hutt 5142

Norda Pacific (1990) Limited - Gerald Kleinjan
M 021 799 275 **F** 04 971 9524 **E** gkleinjan@clear.net.nz
PO Box 48-173, Silverstream, Upper Hutt 5142

WAIKANAE

K G Rosson Building Contractors Limited - Kevin Rosson
P 04 293 3957 **M** 027 443 1680 **F** 04 2937276 **E** kevinrosson@xtra.co.nz
30 Barrett Drive, Waikanae 5036

P J White Construction Limited - Patrick White
P 04 293 2147 **M** 027 446 5548 **F** 04 293 2147 **E** waikanaewhites@gmail.com
17 Windsor Avenue, Waikanae 5036

WAIRARAPA

Holmes Construction Group Limited - Andy Holmes
P 06 304 9816 **M** 027 444 1168 **F** 06 304 9004 **E** andyholmes@hcgltd.co.nz
www.holmes-construction.co.nz PO Box 12, Greytown 5742

Steve Ticehurst Building - Steve Ticehurst
P 06 379 7768 **M** 027 447 7597 **F** 06 379 7949 **E** steveticehurstbuilding@xtra.co.nz
219 Belvedere Road, Carterton 5713

Versatile Buildings Wairarapa - Con Faber
P 06 378 8002 **M** 027 474 9661 **F** 06 378 8201 **E** versatilewairarapa@xtra.co.nz
PO Box 25, Masterton 5840

WELLINGTON

Award Design & Build Limited - Neill V Wood
P 04 238 4333 **M** 029 242 3562 **E** neillwood@xtra.co.nz
PO Box 13706, Johnsonville, Wellington 5024

Hipro Construction Limited - Chris Woolley
P 04 232 5242 **M** 021 300 069 **F** 04 232 6534 **E** woolleyclan@inspire.net.nz
PO Box 56-058, Tawa, Wellington 5249

J B Taylor Limited - John Taylor
P 04 461 7020 **M** 027 224 3012 **F** 04 461 7021 **E** john.t.dmca@xtra.co.nz
PO BOX 13-278, Johnsonville, Wellington 6037

MJA Limited - Martin Feinson
M 027 449 6689 **E** salmart@paradise.net.nz
31 Matai Road, Hataitai, Wellington 6021

Kevin Giles Building Limited - Kevin Giles
M 027 445 0966 **E** kgb1@clear.net.nz
PO Box 13-615, Johnsonville, Wellington 6440

D L Webb - Builder - David Webb
M 027 441 2667 **F** 04 383 6710 **E** david.webb@clear.net.nz
11 Waikato Street, Island Bay, Wellington 6023

Perry Barber - Carpenter - Perry Barber
M 021 633 037 **F** 04 478 2563 **E** perrystucindy@xtra.co.nz
PO Box 13175, Johnsonville, Wellington 6440

The Building Act

BUILDING WORK IN NEW ZEALAND IS CONTROLLED BY THE BUILDING ACT 2004 AND THE VARIOUS BUILDING REGULATIONS WHICH INCLUDES THE BUILDING CODE.

The legislation is administered nationally by the Department of Building and Housing (DBH) and on a local basis by Building Consent Authorities (BCAs) using a building consent process.

The purpose of the Act is to ensure that buildings:

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

The regulations prescribe the Building Code with which all building work must comply. Performance standards that must be met include building:

- Durability
- Sanitation (services and facilities)
- Energy efficiency
- Fire safety
- Moisture control
- Access

You must have a Building Consent to carry out "building work". See building consent check list.A Resource Consent and other authorisations may also be required before building work can commence. One or more of each consent type may be required for the same project.

WHAT YOU NEED TO DO

- **Ensure your building is maintained in a safe and sanitary condition.**
- **Undertake maintenance to ensure on-going durability and performance.**
- **Obtain a Project Information Memoranda (PIM) from Council for all building work proposals.**
- **Obtain a building consent for all building work that is not exempted in schedule 1 before commencing work.**
- **Ensure all building work undertaken that is exempted from the need to obtain a building consent complies with the building code.**
- **Where required, obtain resource consent and other authorisations under Bylaws before commencing any building work.**
- **Ensure easements and covenants on the title are complied with.**
- **Notify Council of any proposed change in building use and not effect that change until written approval is obtained from the Council.**
- **Apply to Council for a Code Compliance Certificate upon completion of consented building work.**
- **Strengthen earthquake prone buildings in accordance with Council policy.**
- **Ensure building compliance schedule inspections, maintenance and reporting procedures (where applicable) are completed, the annual building Warrant of Fitness (not required for residential homes unless a cable car is attached or the house is serviced by one) is signed off in due time, and copies of the warrant of fitness and LBP reports provided to Council with the prescribed fee.**

NOTE: BUILDING CONSENTS AUTHORISE "BUILDING WORK" NOT LAND USE, AND RESOURCE CONSENTS AUTHORISE LAND USE AND NOT BUILDING WORK.

THE COUNCIL'S ROLE UNDER THE ACT

Council is both a Building Consent Authority (BCA) and a Territorial Authority (TA) under the Building Act (although some councils may choose to transfer their BCA functions and/or not qualify as an accredited BCA). Its function is to:

- Administer the Building Act 2004 in its territorial district.
- Enforce the Building Code.
- Receive and consider applications for Building Consents.
- Approve or refuse building consent applications within the prescribed time limits.
- Issue Project Information Memoranda (PIM).
- Issue Code Compliance Certificates.
- Receive and consider applications for Certificates of Acceptance (COA).
- Receive and consider applications for Certificates for Public Use (CPU)
- Issue Notices to Fix.
- Issue Compliance Schedules.
- Record building Warrants of Fitness details.
- Determine whether applications for waiver or modification of the building code, or documents for use in establishing compliance with the provisions of the building code should be granted or refused.
- Maintain a building records system available for public access for the life of the building to which it relates.

WHAT IS A BUILDING?

A building is any temporary or permanent movable or immovable structure and its service connections. It includes temporary structures such as marquees. Please note this list is not exhaustive and you should check with your BCA prior to commencing work.

Recent Changes to the Building Act

The Building Act 2004, which replaced the Building Act 1991, affected the building consent process. The main changes to the consent process came into affect on 31 March 2005, when the 1991 Building Act was repealed.

MAIN CHANGES

There are new forms which are required by the Act, including application forms.

- More detailed information is required with a Project Information Memorandum (PIM) application.
- All building consents and PIMs have a 20 day statutory time frame for processing.

- Some building consent applications will be sent to the Fire Service for comment.
- A formal application for a code compliance certificate must be made as soon as practicable after completion of building.
- The BCA has a 20 day timeframe to issue a code compliance certificate at completion.
- Owners are able to apply for amendments to their compliance schedule, or the Council may initiate an amendment.
- Owners must provide copies of licensed building practitioner (LBPs formerly known as independent qualified persons or IQPs) certificates with the building warrant of fitness.
- The Council is able to charge for inspection work related to the building warrant of fitness regime, including checking the details of the warrant of fitness and accompanying certificates.
- If work that required a building consent has been completed without first obtaining one, owners cannot apply for the building consent retrospectively. Instead, owners can apply for a Certificate of Acceptance.

OFFENCES

It is an offence for a residential property developer to:

- complete the sale of a household unit, or
- allow a purchaser to enter into possession where the contract for sale and purchase was entered into from 30 November 2004

unless either:

- The CCC has been issued, or
- The parties have agreed otherwise in writing using the developer/purchaser agreement form provided under the regulations. (Note: The Council advises you to seek legal advice before signing this form.)

COMPLIANCE SCHEDULES AND WARRANTS OF FITNESS

A compliance schedule is issued for a building, except a single residential dwelling, which specifies the testing and maintenance regimes, including the frequency of inspection and who may carry out testing for each of the specified systems contained within the building. The owner is obliged to ensure that the specification of the compliance schedule is met and records are kept. From 31 March 2008 a compliance schedule will be required for single residential dwellings that are serviced by or attached to a cable car.

The owner must display a copy of the building Warrant of Fitness annually, in a place in the building to which users of the building have ready access.

EARTHQUAKE-PRONE BUILDINGS

The definition of earthquake-prone buildings has changed with the Building Act 2004 Section 122. The provisions apply to all buildings except those used wholly or mainly for residential purposes unless they are two or more stories high and contain three or more household units. The main changes from the Building Act 1991 are:

- the definition is no longer restricted by building construction type or materials
- the threshold strength has been effectively raised to a third of the current structural design code.

WHAT ARE DEVELOPMENT CONTRIBUTIONS?

The Local Government Act 2002 provides a mechanism for Councils to set development contributions to provide for infrastructure projects. Where these have been set for a particular development area, the Building Act allows for a notice to be attached to the PIM advising of the contributions payable.

The code compliance certificate (CCC) may be withheld until such time as the development contribution has been paid.

Site Management - an important part of your building project

A sometimes forgotten aspect of a building project is the management of the actual site. The main objective of good site management is to prevent the work on the site from having an impact on the environment off-site.

So, when you are beginning a building project it is very important to consider how you are going to manage things such as:

- The risk of heavy rain which can cause erosion and sediment runoff
- Discharges of contaminants (pollution) from concreting, plastering and painting operations
- The management of construction waste (litter and waste reduction)
- Movement to and from the site by heavy vehicles (which can cause problems on the site and on roadways, footpaths and road berms)
- Any other effects on the environment and neighbouring properties and public places.

Councils have regulatory responsibility for ensuring compliance with all these matters. Councils provide guidance and information about all aspects of site management for home owners, developers and builders.

Also as part of its building consent requirements the Councils require all sites where 50m2 or more of earthworks are proposed, to have an approved site management plan and "sign-off" (certification) by an engineer that the controls have been implemented, before any inspections can be booked.

Council building inspectors will also check to see if erosion and sediment control measures are implemented in accordance with the approved site management plan. These measures are all designed to encourage and support best site management practices to reduce the cumulative environmental and social impacts of building activities on small sites.

NOTES: .....

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CERTIFED BUILDERS

CARTERTON

Valster Construction - Glen Valster
P 06 379 6761 **M** 027 226 8139 **F** 06 379 6761 **E** glenvalster@xtra.co.nz
PO Box 193, Carterton 5743

LEVIN

Craig Diffey Builder Limited - Craig Diffey
P 06 368 7480 **M** 0274 427 950 **F** 06 368 7481 **E** ctjd.diffey@xtra.co.nz
27 Redwood Grove, RD 1, Levin 5571

HTP Builders - Mario Hori Te Pa
P 06 367 9642 **M** 027 658 8992 **F** 06 367 9652
5 Saxton Street, Levin 5510

Lloyd Construction Limited - Andrew Lloyd
P 06 367 8081 **M** 021 246 9000 **F** 06 367 8081 **E** lloydconstruction@xtra.co.nz
PO Box 6, Levin 5540

Phil Halliday Builder Limited - Phil Halliday
P 06 368 1035 **M** 021 181 5805 **F** 06 368 1035 **E** thehallidays@xtra.co.nz
4 Marsden Street, Levin 5510

T S P Construction Limited - Todd Strode-Penny
P 06 368 8850 **M** 021 582 631 **F** 06 368 8850 **E** tspconstruction@xtra.co.nz
PO Box 531, Levin 5540

LEVIN

Dentson Construction Limited - Lance Dentice
M 027 207 3840 **E** lmdentice@clear.net.nz
8 St James Avenue, Epuni, Lower Hutt 5011

Gellatly Builders Limited - Andrew Gellatly
P 04 976 9795 **M** 027 564 2540 **E** gellatlybuilders@hotmail.com
6 Wilcox Grove, Naenae, Lower Hutt 5011

Grimes Construction Limited - Andrew Grimes
M 0275 394 029 **F** 04 570 0042 **E** grimesconstruction@clear.net.nz
PO Box 45030, Waterloo Lower Hutt 5042

Mega Structures Limited - Wes Van Der Linden
P 04 972 2374 **M** 0275 937 835 **E** wes_nz@hotmail.com
25 Bauchop Road, Waterloo, Lower Hutt 5011

Platinum Renovations Limited - Vinay Gandhi
P 04 569 1777 **M** 0274 464 042 **E** vgmb@xtra.co.nz
www.platinumrenovations.co.nz 73A Penrose Street, Lower Hutt 5010

Scott Residential Maintenance - John Scott
M 027 276 2467 **F** 04 938 6143 **E** john.c.scott@xtra.co.nz
23 Dalton Grove, Stokes Valley , Lower Hutt 5019

Traditional Builders 2000 Limited - Jim Butterfield
P 04 566 2017 **M** 021 540 562 **F** 04 566 2017 **E** traditional_builders@yahoo.com.au
14 Ariki Street, Boulcott, Lower Hutt 5010

MANAKAU

Chevron Homes - Steve Mason
P 06 362 6951 **M** 021 755 271 **F** 06 362 6952 **E** info@chevronhomes.co.nz
www.chevronhomes.co.nz PO Box 32, Manakau 5541

Roberts Builders Limited - Ken Roberts
P 06 36 26 825 **M** 027 601 6292 **F** 06 36 26 825
12 Ihaka Hakuene Street, RD 31, Manakau 5573

MASTERTON

Boyce Builders Limited - Malcolm Boyce
P 06 379 7620 **M** 021 371 890 **F** 06 379 7620 **E** boyce_builders_ltd@xtra.co.nz
PO Box 2052, Kuripuni, Masterton 5842

Gary Coley Builders Limited - Gary Coley
P 06 377 2579 **M** 0275 668 614 **F** 06 377 2570 **E** gmcoley@infogen.net.nz
281F Lee Pakaraka Road, RD 6, Masterton 5886

Jenard Construction Limited - Richard Jenkins
P 06 378 8708 **M** 0274 423 979 **F** 06 378 8708 **E** jenardcons@xtra.co.nz
PO Box 247, Masterton 5840

Vic Jacobson Project Services - Vic Jacobson
P 04 8311 364 **M** 021 229 4929 **F** 06 370 8644 **E** the.jakes@clear.net.nz
www.vic.buildit.org.nz 107 Willow Park Drive, RD 11 Masterton 5871

OTAKI

P & L Ralph Building - Peter Ralph
P 06 36 433 64 **M** 0275 411 128 **F** 06 364 3984 **E** plralph@clear.net.nz
51 Old Hautere Road, RD 1, Otaki 5581

Rod Johnston Building - Rod Johnston
M 021 364 887 **E** rod.fee@paradise.net.nz
97 Atkinson Avenue, Otaki Beach, Otaki 5512

PARAPARAUMU

D Greenbank Builders Limited - Doug Greenbank
M 0274 525 388 **F** 04 298 8927
4 Douglas Street, Paraparaumu Beach, Paraparaumu 5032

Mike Burge Builders - Mike Burge
P 04 298 1935 **M** 021 847 020 **E** mike-debra@xtra.co.nz
33 Eucalyptus Way, Nikau Valley, Paraparaumu 5032

Surfz Building Contractors Limited - Mike Foothead
M 0274 508 605 **F** 04 905 6210 **E** surfzbcl@paradise.net.nz
Paraparaumu

PORIRUA

Framez Construction Limited - Andy Hayman
P 04 235 5777 **M** 021 345 612 **F** 04 235 5523 **E** framez45@gmail.com
Porirua

JD Construction (Wgtn) Limited - Jason Delaney
P 04 238 4014 **M** 021 224 7960 **E** jdconstruction@xtra.co.nz
PO Box 50623, Porirua 5240

Summer Construction Limited - Danny Nicholson
P 04 235 6755 **M** 0274 508 344 **E** summerconstruction@xtra.co.nz
85A Leeward Drive, Whitby, Porirua 5024

Trust Builders Construction Limited - Apanui Mason
P 04 236 5507 **M** 027 228 7067 **E** ajlmason@xtra.co.nz
PO Box 52038, Titahi Bay, Porirua 5022

UPPER HUTT

Build & Scape - Brendon Pirimona
M 027 240 5851 **E** brendonpirimona@hotmail.com
PO Box 40439, Upper Hutt 5140

Cosgrove Construction Limited - Myles Cosgrove
P 04 528 4553 **M** 021 522 708 **F** 04 528 4553 **E** cosgrove.construction@xtra.co.nz
11 Heretaunga Square, Silverstream, Upper Hutt 5019

Jaida Management Limited - Dirk Den Harder
M 021 379 869 **F** 04 528 8026 **E** dirk-den-harder@watchdog.net.nz
39 Mangaroa Valley Road, RD 1, Upper Hutt 5371

Jim Henderson Builders - Jim Henderson
P 04 529 7369 **M** 027 444 9798 **F** 04 529 7359 **E** jimandkaren@xtra.co.nz
25 Birkinshaw Grove, Riverstone Terraces, Upper Hutt 5018

Rock Solid Construction Limited - Grant Pepperell
M 021 478 682 **E** grant_lisa@clear.net.nz
59 McLeod Street, Elderslea, Upper Hutt 5018

Straightline Construction Limited - Thomas Hunter
P 04 934 7970 **M** 021 507 977 **E** dthunter@paradise.net.nz
34B Akatarawa Road, Brown Owl, Upper Hutt 5018

Timberwork Building Limited - Paul Jackson
M 0274 472 855 **F** 04 970 8740 **E** paul@timberworkbuilding.co.nz
13 Byron Street, Trentham, Upper Hutt 5018

Ultimate Builders Limited - Nigel Bingham
P 04 529 7075 **M** 021 771 017 **F** 04 529 7082 **E** ultimatebuildersltd@clear.net.nz
11 Fraser Crescent, Elderslea, Upper Hutt 5018

WAIKANAE

Cameron Builders - Duane Cameron
P 04 904 9592 **M** 021 447 568 **F** 04 904 2285 **E** thecams@paradise.net.nz
PO Box 292, Waikanae 5250

Coastal Constructions (Waikanae) Limited - Anthony Stokes
P 04 293 7978 **M** 027 673 1173 **E** coastalconstructions@msn.com
PO Box 93, Waikanae 5250

Ian Whitelaw Builders Limited - Ian Whitelaw
P 04 905 7100 **M** 021 429 440 **F** 04 905 7500 **E** ianwhitelawbuilders@clear.net.nz
PO Box 146, Waikanae 5250

WELLINGTON

Access Builders Limited - Stuart Donald
M 021 493 008 **F** 04 383 4923 **M** stu.donald@xtra.co.nz
PO Box 6882, Marion Square, Wellington 6141

Additions & Alterations Limited - Larry Jackson
P 04 232 2113 **M** 0274 864 307 **F** 04 232 2117 **E** lkj@xtra.co.nz
PO Box 14377, Kilbirnie Wellington 6241

Arthurs & Reidy Builders - Barry Arthurs
P 04 934 9269 **M** 021 242 5672 **F** 04 934 9267 **E** baz.tracey@paradise.net.nz
70 Tauhinu Road, Miramar, Wellington 6022

Baseline Limited - Geoff Askew
P 04 977 5599 **M** 021 453 969 **E** baseline_ltd@paradise.net.nz
PO Box 14343, Kilbirnie, Wellington 6241

Capital Builders Limited - Brent Sarten
M 021 793 931 **F** 04 973 3071 **E** cbl@paradise.net.nz
202 The Esplanade, Island Bay, Wellington 6023

Gordon Jenkins Building Contractor - Gordon Jenkins
M 0274 455 970 **F** 04 479 5943 **E** gordon.jenkins@paradise.net.nz
7 Claire Street, Ngaio, Wellington 6035

Island Bay Builders Limited - Jason Greco
M 021 399 224 **F** 04 386 3178 **E** islandbaybuildersltd@gmail.com
PO Box 7310, Newtown, Wellington 6242

Jack Construction Limited - Jack Barber
M 021 892 842 **F** 04 232 9335 **E** jackconstruction@xtra.co.nz www.jcon.co.nz
PO Box 12201, Thorndon, Wellington 6144

J V L Contractors - David Jaquiery
P 04 238 4066 **M** 021 750 310 **F** 04 238 4067 **E** jvl@clear.net.nz
361 Takapu Road, Takapu Valley, Wellington 5028

Ludlow Builders Limited - Brian Ludlow
P 04 472 0108 **M** 0274 583 569 **F** 04 976 1779 **E** ludlow.builders@paradise.net.nz
PO Box 22247, Khandallah, Wellington 6441

MC Builders Limited - Michael Campbell
M 021 922 252 **F** 04 475 6159 **E** mcbuilderltd@xtra.co.nz
PO Box 39460, Wellington Mail Centre, Lower Hutt 5045

M J Harris Building Contractors Limited - Michael Harris
M 021 380 659 **F** 04 478 0652
PO Box 13690, Johnsonville, Wellington 6440

Modern Homes (Wellington) Limited - Robert Pavan
M 021 938 596 **F** 04 938 5967 **E** modernhomesltd@paradise.net.nz
www.modernhomes.co.nz PO Box 13075, Johnsonville, Wellington 6440

Price & Strawbridge Builders Limited - Andy Price
P 04 387 2998 **M** 0274 432 135 **F** 04 387 2961 **E** pandsltd@xtra.co.nz
PO Box 14196, Kilbirnie, Wellington 6241

Quadrille Construction Limited - Craig Balmforth
P 04 567 9108 **M** 027 434 2037 **E** quadrille@xtra.co.nz
PO Box 38917, Wellington Mail Centre, Lower Hutt 5045

Rick Stonnell Certified Builder - Rick Stonnell
P 04 232 1946 **M** 027 244 1991 **F** 04 232 1946 E rick7@xtra.co.nz
60 Kiwi Crescent, Tawa, Wellington 5028

R J Callaghan - Builder - Bob Callaghan
P 04 478 7051 **M** 027 242 9657 **F** 04 478 7051 **E** pony.house@xtra.co.nz
20 Takarau Gorge Road, Ohariu, Wellington 6037

R J S Builders Limited - Richard Saker
P 04 479 2224 **M** 021 403 734 **E** sakers@xtra.co.nz
PO Box 29065, Ngaio, Wellington 6443

R M Construction Limited - Ross Marett
P 04 976 1155 **M** 0274 470 588 **F** 04 976 1155 **E** marett@clear.net.nz
PO Box 27449, Marion Square, Wellington 6141

ReCreations Building Contractors Limited - Braden Cameron
P 04 478 0246 **M** 027 232 1489 **F** 04 478 0670 **E** info@recreationswellington.co.nz
www.recreationswellington.co.nz PO Box 727, Wellington 6140

Rundle Residential Limited - Kerry Rundle
P 04 479 1416 **M** 027 498 7650 **F** 04 479 1418 **E** rerun@xtra.co.nz
5 Jalna Avenue, Khandallah, Wellington 6035

Space Construction Limited - Matt Far
M 021 403 666 **M** 021 787 858 **E** mattfar@xtra.co.nz www.spaceconstruction.co.nz
PO Box 83096, Johnsonville, Wellington 6440.
PO Box 15020, Miramar, Wellington 6243

Steel Frame Concepts - George Evans-Morgan
P 04 939 0208 **M** 027 440 2463 **F** 04 939 0207 **E** george@sfc.co.nz
www.sfc.co.nz Box 83096, Johnsonville, Wellington 6440

Superior Construction (Wellington) Limited - Blair Pfahlert
M 027 599 9644 **F** 04 977 5019 **E** superiorconstruction@paradise.net.nz
PO Box 3429, Wellington 6140

Trademark Construction Limited - John Hastie
P 04 915 2775 **M** 021 973 657 **F** 04 915 2777 **E** admin@trademarknz.com
www.trademarknz.com PO Box 9547, Marion Square, Wellington 6141

Two Ways Construction Limited - Cees Way
P 04 479 2400 **M** 0274 411 472 or 0274 411 470 **E** admin@twoways.co.nz
www.twoways.co.nz PO Box 14851, Kilbirnie, Wellington 6241

WA Petley Builders Limited - Wayne Petley
M 021 461 514 **E** wapetley@gmail.com
PO Box 15021,Miramar, Wellington 6243

Williamson Contracting - Willy Williamson
P 04 478 6811 **M** 021 478 681 **F** 04 478 6821 **E** willybuild@paradise.net.nz
PO Box 13852, Johnsonville, Wellington 6440

PIMs & LIMs

PIMs and LIMs are both issued by your local council. The main difference is that the PIM is specific to a proposed project – hence the name Project Information Memorandum. Whereas the Land Information Memorandum (LIM) gives information on the council's files on land and buildings that already exist. We cover off the differences in the information on the Building Act.

PROJECT INFORMATION MEMORANDA (PIM)

Project Information Memoranda (or PIM as they are commonly referred to) are Council documents issued under Section 34 of the Building Act 2004. The Land Information Memorandum (LIM) has a different purpose. A Project Information Memorandum must be obtained for all building work that requires a Building Consent.

They are the first step in the process to gain legal approval for building work.

Project Information Memoranda provide information relevant to the proposed project that is known to Council about land including such features as:

- Potential inundation / flood risk
- Potential erosion
- Falling debris
- Subsidence
- Slippage
- Heritage status of the building
- Identification of cut and filled land
- Wind zone
- Vehicle crossing requirements
- The possible presence of hazardous contaminants
- Details of stormwater, and wastewater utilities systems.
- Resource Consents and other authorisations that may be required.
- Need for an evacuation scheme where applicable
- Site vehicular access restrictions during construction work
- Notification of any Development contribution that may be payable
- Any notification that building work cannot be undertaken because some necessary authorisation has been refused despite there having been a Building Consent issued.
- Confirmation that building work may be undertaken subject to the requirements of any Building Consent, Resource Consent or all other necessary authorisations being obtained.

For Project Information Memorandum purposes the term land means the land on which building work is to be undertaken and any other land likely to be affected by that work.

Project information memoranda should be issued within 20 working days of the application receipt date provided all required information is supplied with the application.

LAND INFORMATION MEMORANDUM (LIM)

A Land Information Memorandum (LIM) is a Council document that provides all information held by that Council in respect of a specific property. It is recommended you obtain a Land Information Memorandum (LIM) on a property before you purchase, as it could disclose information that could influence your purchase decision. A LIM only provides the information that the Council has on its records. The Council may not have all the information required to make a sound decision about purchasing the property. You should inspect the site and get expert opinion on the property.

A LIM typically contains all or any of the following as available in each case:

- Rates information i.e. annual rates payable and rates outstanding on the property.
- Land features.
- Restrictions on land or building use.
- Land use approvals granted or required.
- Environmental issues i.e. potential for erosion, slippage, subsidence or flooding.
- Potential contamination by hazardous substances.
- Drains - public and private (where known to Council).
- Septic tank disposal system approvals (if applicable).
- Resource Consents issued.
- Building Consents and permits issued.
- Building plans and drawings.
- Code Compliance Certificate details.
- Compliance Schedule details.
- Certificates issued by a Building Certifier.
- Aerial photographs.
- Licence details i.e. food premises, health, hair dressing, hazardous substances, etc.
- Information given to Council about the land or buildings and/or site designations imposed by any statutory body i.e. Historic Places Trust etc.

NOTE: A LIM WILL NOT PROVIDE FULL DETAILS OF BUILDING RESTRICTIONS APPLYING TO A SITE. IF YOU ARE INTENDING TO BUY A PROPERTY FOR REDEVELOPMENT, CHECK YOUR PROPOSAL AGAINST THE RULES OF THE DISTRICT PLAN. COUNCIL OFFICERS ARE AVAILABLE IF YOU WISH TO DISCUSS YOUR PROPOSAL BEFORE COMMITTING YOURSELF TO A PURCHASE. A LIM WILL NOT TELL YOU THAT UNPERMITTED OR ILLEGAL WORK HAS BEEN DONE ON THE PROPERTY.

Your LIM may contain aerial photographs depicting boundaries and/or other information. They are provided as a guide only. To confirm property boundaries you will need to:

- view the Certificate of Title at Land Information New Zealand,
- locate the property survey pegs, or
- have the boundaries set by survey. You will need to employ a registered surveyor to do this.

Council cannot guarantee the accuracy of the information held on its files. If you have any queries or concerns you should discuss them with a Council Building Compliance Officer or Resource Consents Planner (as applicable in each case) or obtain appropriate independent professional advice.

Building Consents

WHAT IS A BUILDING CONSENT?

A building consent is Council's written authority to carry out building work that it considers will comply with the Building Code provided it is completed in accordance with the plans and specifications submitted with the building consent application. It cannot be issued retrospectively for work already completed. In these circumstances a certificate of acceptance should be applied for.

WHEN AND HOW TO APPLY FOR A BUILDING CONSENT:

You must obtain a building consent before carrying out building work and that includes: structural work, plumbing and drainage work and site work for new houses or alterations, or before shifting an existing building onto a new section.

- Structural building – additions, alterations, re-piling, demolition
- Plumbing and drainage (except the repair and maintenance of existing components)
- Relocating a building
- Installing a wood burner or air-conditioning system
- Retaining walls higher than 1.5 metres
- Fences or walls higher than 2 metres, and all swimming pool fences
- Swimming pools
- Decks, platforms or bridges more than 1 metre above ground level
- Sheds greater than 10 square metres in floor area

SCHEDULE 1: EXEMPT WORK

THIS INCLUDES:

- Fences up to two metres in height (except pool fences).
- Retaining walls up to 1.5 metres in height, providing they only carry the ground load.
- Small garden sheds - they must be less than less than 10 metres2 and a single storey. They cannot include sleeping accommodation or toilets or stored drinking water, and they must be as far from the boundary as the height of the shed itself and the rain water from the roof must not cause ponding or a nuisance to the neighbouring property.
- Closing in an existing veranda or patio where the floor area does not exceed five square metres.
- A patio or deck at ground level.
- Garden trellis less than 2 metres high.
- Installing kitchen cupboards.
- A small garden pond.
- Maintenance of your house, for example replacing spouting or a piece of weatherboard.

MINOR BUILDING WORK CHANGES - EFFECTIVE OCTOBER 16, 2008

There are a number changes, which came into effect on October 16, 2008, which will make it easier for homeowners to do minor building work without having to get council consent.

The list of work that no longer requires a building consent has been extended and now includes:

- Changing existing household plumbing, including minor drainage work, as long as the work is done or signed off by a licensed plumber or drainlayer.
- Building or installing a small cabin near to an existing home, as long as the cabin is smaller than 10 m2 and does not have cooking or sanitary facilities.
- Removing or changing a non load-bearing wall
- Building awnings, pergolas or verandas over a deck
- Installing or replacing windows or exterior doors, provided there have not been weathertightness problems and there is no change to structural elements
- Making a home more accessible by widening doorways and building access ramps
- Fitting out shop or office interiors where the work does not modify certain important building features, such as fire escapes
- Erecting tents or marquees, as long as they are smaller than 100 m2 (for private use) and 50 m2 (for public use) and will not be used for more than a month.

NOTE: THIS LIST IS NOT COMPREHENSIVE BUT COVERS MOST OF THE EXEMPTIONS PERTAINING TO DOMESTIC SITUATIONS. IF YOU ARE UNSURE, 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.

YOUR APPLICATION:

- must be on the prescribed application form and be completed in full,
- must be accompanied by the prescribed application fee,
- must be accompanied by plans, specifications and other information required by Council.

There are checksheets and guidance documents available to help you prepare applications and to put together the necessary information held at your local council, but in the accompanying table is a comprehensive (but not exhaustive) list. The Council will not accept incomplete applications.

NOTE: THE BCA (COUNCIL) WILL OFTEN REQUEST ADDITIONAL INFORMATION TO THAT SUPPLIED AND THE 20-DAY CLOCK WILL STOP UNTIL THAT INFORMATION IS PROVIDED TO THE BCA.

Building Consent Checklist

Each council may have different requirements for submissions for a building consent and, to complicate matters, requirements are constantly being updated so you must check with your council before taking in the completed application to make sure you have everything you need. Generally you are required to provide the completed building consent application form including an estimated value of the building work, with the following information attached:

- [ ] **Proof of Ownership**
- [ ] **Locality plan**, including building in relationship to neighbouring streets, north point, name of building and lot and DP number
- [ ] **Inspections and Monitoring** – details of the inspection regime, including those by council offices, other professionals such as architects, engineers, etc, and by you, the owner
- [ ] **Site plan** showing dimensions of all boundaries, finished floor levels, ground contours and/or levels, lot and DP number, street name and number, site area, outline of building and distances to boundaries, designated wind zone
- [ ] **Foundation plan** showing dimensions which provides details of footings, reinforcing sizes and layout, foundation elements, sub-floor ventilation and engineering information, reinforcing and contractions joints in concrete slabs, upgrading of existing foundations if an upper story is to be added, Subfloor bracing and Foundation details
- [ ] **Drainage plan** showing fixtures and fittings, hotwater system(s), upper floor sanitary fittings with isometric layout showing wastes, pipes and falls, drainage layout with inspection bends and junctions for both stormwater and sewage, other drainage on site, ventilation of sanitary rooms, calculations for sizing of downpipes.

- [ ] **Floor plans** – existing (for additions and alterations) and proposed providing details of floor dimensions, walls, windows, doors, stairs, barriers, handrails, floor joists, beams, fixtures and fittings, stove, plumbing, and smoke detector layout.
- [ ] **Wall Bracing plans** showing detail of wall layout with windows, doors, roof layout, bracing type, the location and fixing details of bracing panels and calculations for all floors, subfloor bracing for decks projecting more that 2m from the house
- [ ] **Elevations** showing accurate ground lines, levels, height recession planes, location of doors, windows (with opening windows clearly shown), floor levels in relation to finished ground levels, exterior claddings, roof covering, down-pipes, spouting, sub-floor ventilation and flues
- [ ] **Sections and details** showing details of the foundations, reinforcing, damp-proof membrane, stud heights, floor levels, wall structure (including proprietary wall-bracing element details), roof structure, roof covering, wall cladding, flashings, insulation, fire-rated systems, lintels and beams, stairs, handrails, decks and decking, barriers, truss layout

- [ ] **Cladding details** providing details around all penetrations, joinery and other junctions at a level appropriate to the level of risk, e.g. roof/wall, balcony/wall, junction of different types of cladding, backflashing details for cavity systems
- [ ] **Specifications providing a clear description of the materials and building elements** that cannot be shown on the drawings. For example, durability issues would be shown here
- [ ] **Engineer's reports and calculations**
- [ ] **Producer statements** - where the application is relying on a statement to certify compliance of the plans, specifications or completed works with the Building Code, a copy of that producer statement and the calculations it is based on must accompany the application
- [ ] **Solid fuel heaters** – these may need separate building consent application and must include the manufacturer's specifications and installation instructions and a floor plan of the building that clearly shows the proposed location of the heater unit and adjacent rooms, doors and windows
- [ ] **Water supply details** - where the property will not be connected to the council reticulated water supply. The location and size of tanks, the location of bores, test results, etc must be included
- [ ] **Alternative Solutions** – if the proposal uses products or systems that are not covered in the Acceptable Solutions then an alternative solution can be used that is compliant with the building code but not necessarily part of the Compliance Document. You may need to provide supporting current information including independent test results (full signed reports), case studies, expert opinion (and proof of expertise) to demonstrate compliance
- [ ] **List of specified systems** (if applicable)

IMPORTANT INFORMATION: Each BCA (Council) may have different requirements for how many sets of plans you have to submit – the list above is not exhaustive. Some require that plans are drawn to a particular scale. Check with your BCA.

The details provided in the documents listed in the checklist must be good enough to show that what is being proposed will meet the performance requirements of the Building Code. For example, the documentation should clearly show how the house will keep water out by giving ground clearances, balcony and deck details, and information about claddings, including flashings and guttering.

Each aspect of the Building Code requirements has to be covered in detail in the documents. If the documents are not full enough, the BCA will have to come back to you for further information. When this happens the 20-day clock stops and doesn't restart until you return with the amended documents. This delays the whole process.

Courtesy of Consumerbuild – the Consumers' Institute building information website and the Wellington City Council building consents division.

Building Consent Levies

The following levies are applicable where the value of the building project exceeds $20,000 in total:

- Building Research Association of New Zealand (BRANZ) levy assessed at $1.00 per $1,000.
- Department of Building and Housing levy assessed at $1.97 per $1,000.

ISSUING A BUILDING CONSENT

There is a 20 working day timeframe in which to process your building consent application. However processing time will stop if Council officers need to seek additional information. When your building consent is issued it will contain:

- the building consent,
- the addendum to the building consent which lists any special conditions relating to the approval,
- advice on when to call for inspections,
- copies of the approved plans and specifications.

It may also contain copies of other approvals relating to the project.

WHEN CAN YOU START WORK?

You may commence work immediately upon receipt of 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.

NOTE: 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; OR**
- **WITHIN SUCH FURTHER PERIOD OF TIME COUNCIL IN ITS DISCRETION ALLOWS.**

INSPECTIONS AND CODE COMPLIANCE CERTIFICATE

Your building consent documentation will list the stages at which you need to call for inspections of the work. It is very important that all inspections are called for. If inspections are missed the Council may not be able to issue a Code Compliance Certificate (CCC) when it is completed. If you are in doubt about whether or not an inspection is needed please contact the Council.

A Code Compliance Certificate (CCC) is issued when a building project is finished and the Council is satisfied on reasonable grounds that the building work under the building consent complies with:

→ the New Zealand Building Code at the time of issue of the building consent (for consents issued prior to 31 March 2005)

→ the building consent, for consents issued from 31 March 2005.

Whether or not CCCs have been issued for building consents is recorded in any Land Information Memorandum (LIM) and building status report for your property. A CCC cannot be issued for work carried out without a building consent and other compliance matters may also have to be addressed in order for a BCA to issue a code compliance certificate, such as failure to provide the BCA with energy works certificate and/or any developments contribution, etc...

OBTAINING YOUR CERTIFICATE

When all work under a building consent is completed, contact the Council to arrange a time for a final inspection. You must provide a completed Code Compliance Certificate Application form before a Code Compliance Certificate can be issued.

For building consents issued from 31 March 2005, projects must be completed within two years of the granting of the building consent

If the work has been carried out in accordance with your consent and in compliance with the Building Code, the Council will issue a Code Compliance Certificate. If the work does not comply, the Council will issue a Notice to Fix identifying areas of non-compliance that you will need to address and then you request a second inspection once the items are done.

CERTIFICATE OF ACCEPTANCE

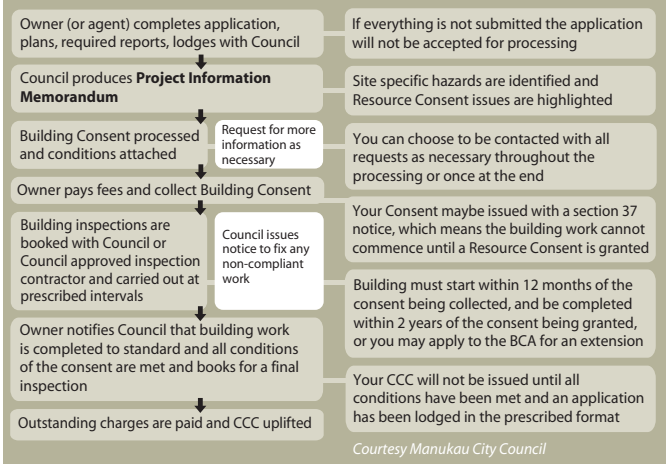
As building consents cannot be issued retrospectively, the Act provides for a certificate of acceptance to be applied in situations where:

- work has been done as a matter of urgency,
- work that needed a building consent has been undertaken without one,
- Where building work started or consented before 31 March 2005 affects public premises.

The certificate of acceptance is a statement from Council that it believes that the building work that can be inspected complies with the building code.

BUILDING CONSENTS FLOWCHART

A Building Consent is legal permission to undertake specified building works in accordance with a project plan. Under the Building Act 2004 Council will become a **Building Consent Authority (BCA)** and is responsible for processing consents, inspecting work and issuing a Code Compliance Certificate (CCC). The flow chart below shows how the process works.



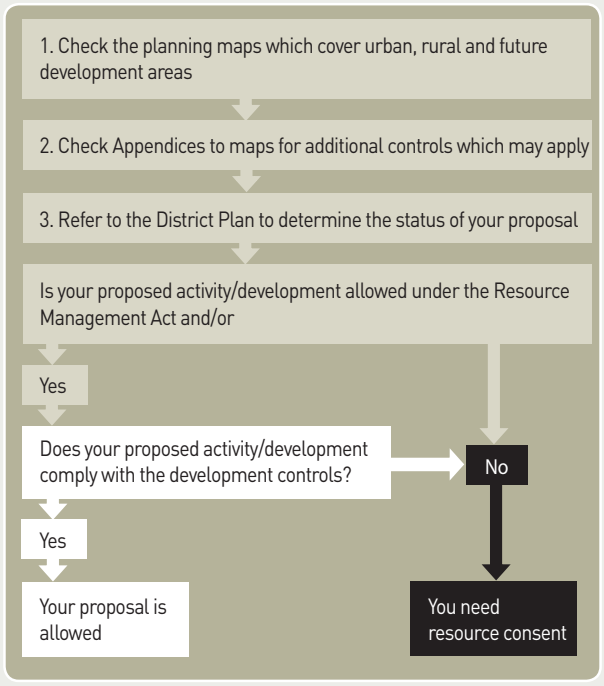
Courtesy Manukau City Council

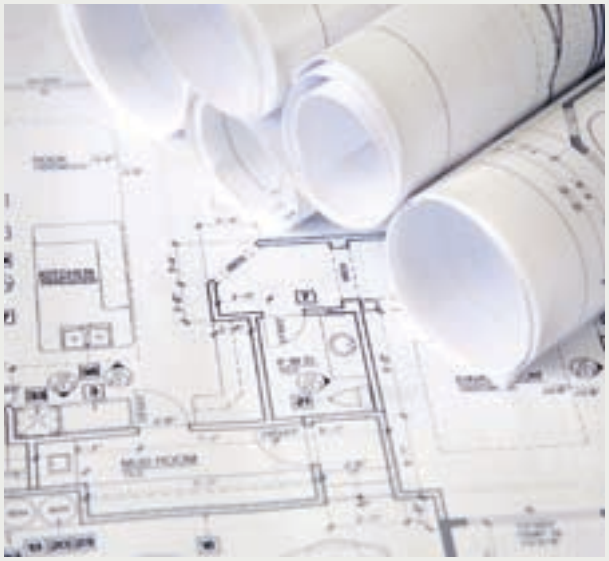
Resource Consents

Resource consent may be required if your project does not meet the requirements of the Resource Management Act and the Council's District Plan. Essentially, resource consent applies to work you do on the land, building consent applies to building work you do, although if the building work impacts on the land or other users, you may need a resource consent. Contact the Council if you have any questions about applying for resource consent. If resource consent is required it must be granted before you can start work.

WHAT IS A RESOURCE CONSENT?

Check whether your proposed activity/development is allowed under the Resource Management Act and/or District Plan by checking the relevant planning maps to identify the zoning of your property.





Get the home you want...

...invest in the services of an NZIA Architect

2009 NZIA Resene New Zealand Award Winner
NZIA Practice: Gerrad Hall Architects. Photographer: Patrick Reynolds

Designing and building a home can be an extraordinarily complex journey. To get it right requires specialist skills and disciplines.

Successful architecture has a special ambience which is reflected in the joy of living in well designed spaces, plus significantly higher value on resale. You are much more likely to achieve all these things with the help of a registered architect.

An architecturally designed home is generally healthier, better for you, and more flexible so your building can change and grow with your needs. They are often more energy efficient, cheaper to live in, easier to maintain and can adapt to your changing requirements through the lifespan of the building.

Registered architects have the qualifications, professional training, experience and, perhaps most importantly, the vision to manage the process and create the home you want. Better still, they can work within your budget to give you a home that is so much more than you would have expected.

Homeowners can also rest easy in the knowledge that they have the New Zealand Institute of Architects to refer back to in the event of issues arising.

Ensure that you invest in the services of a NZIA Architect to enhance one of your most important assets.
To find an Architect please go to www.nzia.co.nz

NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED

Professional Services

WORKING WITH A SURVEYOR

Under the Resource Management Act 1991, if you want to subdivide land or create a site for another dwelling, you must obtain permission from your local Council.

To achieve this, your proposal needs to be assessed against rules which your Council has set in its District Plan. Also you may need to show how your activity will affect the environment and how any possible adverse effects will be dealt with.

Determining just how the rules affect your proposal can be complex. The final legal plans for your subdivision must be prepared by a Registered Surveyor. A member of the NZ Institute of Surveyors can provide the professional help that you need. When you consult a Surveyor first, you will receive expert assistance with all stages of your subdivision.

THE PROCESS YOU HAVE TO FOLLOW - Your Surveyor will first check that what you want can be achieved, then advise you on how to do it most effectively. Your Surveyor knows the way that your Council treats certain activities. All subdivisions of land or buildings that are not expressly allowed by the District Plan need a Resource Consent. Such activities may be classified as Controlled, Discretionary or Non-Complying. Your Surveyor will be able to advise you on what these classes mean for your proposal.

STRUCTURAL ENGINEERS

NZS3604, the New Zealand Standard for Non-Specific Design of Light Timber Framing, is the New Zealand standard you can generally build to without engaging a structural engineer.

Work that falls outside this Standard, or dealing with imperfections within the Standard, requires specific design by an engineer. Specific design is often required for new residential dwellings and additions/ alterations work. Foundations, beams, and bracing are common items designed by the engineer. The structural design is usually prepared from the architectural drawings.

Retaining walls over 1.5 metres high, and walls with a surcharge (eg wheel load), require specific design. The engineer provides drawings and details suitable for both Council consent purposes and for construction. In the Wellington area more difficult sites are being developed and the services of a geo-tech-nical engineer are often required. Geotech-nical engineers specialise in ground stability and foundation issues. It is often appropriate to engage the services of a geotech-nical engineer prior to purchasing to confirm the suitability of building on the site.

ACCREDITED BUILDING SURVEYORS – WHAT ARE THEY AND WHY SHOULD YOU USE ONE

The Accredited Building Surveyors programme is formal industry recognition of the professional ability, education and standard of competence required to undertake a variety of building survey work.

An Accredited Building Surveyor will have undergone a stringent assessment procedure to successfully obtain accreditation.

QUALITY ASSURANCE INSPECTIONS – New homes and Additions: Building Surveyors can identify issues or finishing work that needs to be addressed during the final stages of the build and at completion of the project. This not only contributes towards an effective handover, but also will help ease progress through council consent processes.

UNAUTHORISED WORKS & INCOMPLETE WORKS: Building work done without a permit or consent or that has an outstanding Code of Compliance will in most instances require a "specialist report". Your Accredited Building Surveyor can help guide you through the process and even provide them.

MAINTENANCE INSPECTIONS: Before undertaking any additions or renovations, understand the condition of the property and what needs to be done to ensure your budget is going where it should. After building, it is recommended you undertake a maintenance survey every 3 to 5 years to help keep your home sound and healthy.

PRE-PURCHASE & PRE-SALE INSPECTIONS: Understand the condition of a property you're looking to buy or sell by ensuring you have a credible report to NZ Standards 4306:2005 from an Accredited Building Surveyor. If selling you can choose to fix or obtain quotes for any key issues identified and provide the purchaser with the information and report. If buying, do so understanding what you are taking on.

There are a myriad of property related matters that an Accredited Building Surveyor can help you with by providing independent, qualified and impartial information. Many in the industry do not currently have the right training and qualifications to do the job properly so choose your professional partner well. Using someone who is accredited is a good start.

To find an Accredited Building Surveyor visit www.boinz.org.nz

GEOTECHNICAL REPORTS

If you are developing your site, a Geotechnical Report or soils report may be required by Council as part of the Resource Consent or Building Consent process.

This Council requirement is usually due to the site being affected, or potentially affected, by some sort of ground hazard. It may be a stability issue if the site is on sloping ground, or it may be due to the presence, or possible presence, of soft layers, fill or expansive soils. In these cases the Council may request that you engage a Chartered Professional Geotechnical Engineer to conduct a specific site investigation and prepare a geotechnical report.

SPECIFIC SITE INVESTIGATION - The purpose of a specific site investigation is to confirm the ground conditions beneath the site and to identify any problems that may be associated with the stability of the site or the subsoils with respect to the proposed development. This will usually involve the drilling of boreholes or the digging of test pits with samples and testing carried out in-situ.

The Geotechnical Report will present the findings of the site investigation and recommend the most appropriate foundations and any stabilising measures, retaining walls, etc for the specific

Investigations by a Geotechnical Engineer would address for practicalities of site develop-ment associated with use of the land. This is to ensure the security of the development with time. The geotechnical investigations could include; slope stability issues, foundation requirements and disposal options for stormwater and wastewater.

DESIGN AND CONSTRUCTION - The stability and foundation issues identified during the Geotechnical Investigation may require specific design. This is likely to involve site drainage, retaining walls and specifically designed foundations. A Geotechnical Engineer will complete this work ensuring compliance with Council requirements. They would also give regard to the financial and architectural constraints of the project. Development must also follow Council Building controls. A Registered Surveyor can set out the building location and provide certification to meet Building control requirements. Sophisticated building developments and construction on difficult sites are possible given the appropriate level of participation from design professionals.

COSTINGS

As with most things, it's better to start a project like this with as accurate an idea of the costs as possible. To help you achieve this, Quantity Surveyors will take your sketch designs and proposed components and produce reasonably accurate cost estimates. Better to find out now whether what you want is what you can afford rather than half way through realise you can't!

HINT: USE OUR SUPPLIED BUDGET CONTROL PAGE TO KEEP TRACK OF YOUR COSTS AS THEY COME IN.

CONSULTING ENGINEERS - ROLE AND COSTS

It is likely that you will need to engage a professional engineer for part of the design of your house. You may wish to have an engineer advise on whether the site is suitable or if your plans comply with the local authority regulations, before you start.

The engineer can advise on earthworks, drainage or septic tank requirements, and structural design requirements of the building. You can engage them directly or your architect or designer may do so on your behalf. There will be a fee for the advice and design work they do. Ask your engineer or architect what the cost will be, and what it does and does not include.

Your engineer or architect may be required to provide you with a statement that the design or the construction complies with the Building Code. Your local authority may also have a requirement for construction to be monitored by an engineer. This will also incur a fee, but it is important to arrange monitoring before construction begins, as it cannot be done after the work is complete.

Swimming Pools

Any excavation, structure or product that is used or is capable of being used for swimming, wading, paddling or bathing (including spa pools) is defined as a swimming pool.

THE FENCING OF SWIMMING POOLS ACT

The Fencing of Swimming Pools Act 1987 exists to protect young children from the danger of drowning in unfenced swimming pools. It does this by requiring owners to fence their pools. If your pool has the capability of water depth greater than 400mm (16 inches) then it is required to be fenced in accordance with the Fencing of Swimming Pools Act. Note: this includes blow up and temporary pools. All pools, no matter when they were installed must comply with the Fencing of Swimming Pools Act.

WHERE THE FENCE MUST BE SITUATED

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. It must not include things that are not relating to the pool for example, clotheslines, vegetable gardens and children's play equipment. Buildings may form part of the pool fence provided they comply with the Act, for example, there must be no other doors opening out to the area outside that fenced. Boundary fences may form part of the pool fence provided they meet the requirements of the Act. 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.

DO POOLS REQUIRE A BUILDING CONSENT?

All pool fencing requires building consent, including that around spa pools, and some pools require consent for the construction of the pool itself. Refer to the section on building consents for information about applying for building consent. Contact your local council if you have any questions about the information needed for a pool related building consent.

Sustainable Building Practices

CAREFUL HOUSE DESIGN IS ESSENTIAL IF THE FEATURES YOU WANT TO INCORPORATE ARE TO WORK WELL TOGETHER. THERE'S A LOT TO CONSIDER IF YOU WANT TO MINIMISE YOUR HOUSE'S ENVIRONMENTAL IMPACT WHILE MEETING ALL YOUR NEEDS FOR COMFORT, HEALTH, ECONOMY, SOCIAL WELLBEING, ETC.

You'll probably need to make some compromises, so you must prioritise your wants very early on in the process.

The top five ways to ensure you get a comfortable, healthy house that's economical to run are also the top five ways of minimising the environmental impacts of CO_2 and waste production. These are energy efficiency, water efficiency, choice of materials, waste reduction, and indoor air quality.

Here are some things to consider at the design stage, as a start to get you thinking more sustainably:

- **THE SITE:** whether nearby amenities are within walkable distances, the potential to minimise earthworks, the potential for winter sun to get into the house, the ability for existing vegetation to provide temperature control, etc.
- **THE DESIGN:** ensuring that only the necessary area is built, making good use of nature to achieve all-year round comfort, correctly sized overhangs to control overheating, using salvaged materials where appropriate, designing with accessibility in mind so that all abilities are catered for, specifying energy-efficient appliances and lighting, specifying water-efficient appliances, etc. Look at BRANZ's Easy guide to eco-building, www.branz.co.nz/branzltd/pdfs/Eco_Guide2005.pdf
- **THE DESIGNER:** be as well-informed as you can and as clear as you can about what you want, and then choose someone who understands what you want and whom you can work with. Ask how experienced they are at designing sustainable houses and ask to see examples of their work.

There are many websites and books that can help you, and New Zealand has some of the best.

If there is an Eco Design Advisor in your council, book an appointment – the earlier in the design process the better. This is a free service that three councils – Waitakere City, Hamilton and Kapiti Coast – are piloting. The service provides free, independent, tailored advice on sustainability options to homeowners and industry professionals involved in home building and renovation projects. The advisors are independent industry specialists working to help people make well-informed decisions about the way homes are constructed and about how to keep them sustainable into the future. Issues considered include health and comfort, savings on energy and water bills (including solar water heating), choice of sustainable materials, and the impact on the environment.

During the construction process, encourage good communication between trades, keep a tidy site, and set up recycling facilities. These steps will help reduce waste of materials, time, and money.

Consider using double glazing on windows, installation of solar water heaters – there is financial support from the Energy Efficiency and Conservation Authority (EECA – www.eeca.govt.nz) for installation of these, and installation of grey water (water used for washing) recycling – for instance, use in the garden or flushing toilets.

Keep a close eye on the details of installation of insulation:
Did you know that having a 4mm gap at the edge of a ceiling insulation batt, or cutting large holes in the insulation to fit ceiling downlights, can result in a 40% loss of insulation R-value?

Preplanning

You need to get a building consent before doing almost any building work except for that listed under Scedule 1: Exempt Work.

You can apply yourself, but your application must comply with the Building Code and you must provide all the necessary documentation – and there's a lot!

However, your architect/designer or builder can do this on your behalf, and they've probably put a few applications in which will mean they know all the items needed.

STAGES IN A BUILDING PROJECT

1. **Deciding to do something**
2. **Setting a budget**
3. **Finding and briefing a designer**
4. **Finding a builder**
5. **If you are managing the building project yourself, then arranging subcontractors and preparing the Health and Safety Plan (see later)**
6. **Getting tenders and quotes**
7. **Revising the budget and/or project scope**
8. **Applying for building and resource consents (and PIM if one not already received)**
9. **Selecting the builder and subcontractors**
10. **Construction starts:**
    - **Monitoring progress and work**
    - **Negotiating and/or approving variations to structure or materials**
    - **Making progress payments – perhaps as milestone payments or monthly payments; note that funds can be retained until work completed is done to a satisfactory level**
    - **Building inspections by the Building Consent Authority (BCA) inspectors**
11. **Final stages:**
    - **completion and final inspections for the code compliance certificate**
    - **retentions and remedial work**
    - **final payment**
12. **Dealing with problems when things go wrong**
13. **Landscaping.**

Legal Requirements

COMPLIANCE WITH THE BUILDING ACT

While all building work must comply with the Building Code, not all building work needs a building consent (see sidebar page 8 or list of exemptions) or resource consent. However, you may well need resource consent so it's important to check early in your planning process as it can take several months to gain.

If you are planning on building a new house or doing alterations, you have to get a building consent from your local council before construction starts (unless it is work that is exempt). You only need resource consent when you want to do something that is not specifically allowed for under the Resource Management Act or is regulated by a regional, city or district plan. To find out if you need resource consent, check with your council and/or your architect/designer.

Building Consent Authorities (BCAs – usually Councils) issue consents based on the detailed plans that are presented to them that comply with the Building Code. These plans need to be highly detailed these days to gain consent. Then, once the house is finished and there has been a final inspection, the BCA will issue a code compliance certificate (CCC) if the work matches the building consent. If you change something during the building process you must notify the council of the change through an amendment to your building consent otherwise the building inspector may well hold up sign-offs during construction – adding to your time, your costs and most of all, your stress levels!

NOTE: EVEN THOUGH YOU MAY USE A DESIGNER OR ARCHITECT WHO TAKES RESPONSIBILITY FOR PROCESSING THE BUILDING CONSENT, IT IS YOU WHO IS RESPONSIBLE IF YOUR HOUSE DOES NOT MEET THE REQUIRED STANDARDS AND IT IS YOU WHO IS RESPONSIBLE FOR GETTING THE CODE COMPLIANCE CERTIFICATE.

WEBSITES FOR FURTHER INFORMATION

www.consumer.org.nz - note – only some of this information is free, but for some you will need to subscribe to the Consumers' Institute.
www.sorted.org.nz • www.nzmba.co.nz

YOUR RESPONSIBILITIES - CHECKLIST

It is recommended that you have active involvement during construction.

BEFORE WORK BEGINS:

- ☐ Make sure resource consent (if required) and building consent has been issued and
- ☐ Make sure that you understand all the documentation – have the architect or builder explain the plans and specifications to you and make sure you are happy with the design – changes during construction are likely to be costly.
- ☐ Talk to a lawyer about the contract.
- ☐ Ensure that the site is cleared and ready for the builder to start work.
- ☐ Make sure your builder has unhindered access to the site.

WHILE WORK IS IN PROGRESS:

- ☐ Develop a good working relationship with your builder. If you have any concerns about the work, discuss them right away.
- ☐ Keep changes to a minimum and instruct your builder in writing about all variations to the specified work and ensure you get a written costing. Be aware any changes you make may mean you have to amend your building consent.
- ☐ Choose materials and finishes carefully and approve them before use.
- ☐ If you are responsible for choosing the appliances and any other materials or fittings and fixtures, make sure they are already bought when the builder reaches that stage.
- ☐ Keep to the payments schedule and pay promptly.
- ☐ Ensure Architect or architectural designer is involved throughout.

WHEN THE WORK IS COMPLETE:

- ☐ Report any urgent defects to your builder promptly and in writing.
- ☐ List any non-urgent defects for your builder to correct at an agreed time.
- ☐ Often some funds are retained until work is completed satisfactorily but only with the understanding and agreement of the project manager as agreed in the contract.
- ☐ Settle the final account promptly.
- ☐ **IT IS YOUR RESPONSIBILITY TO APPLY FOR A CODE COMPLIANCE CERTIFICATE WHEN THE BUILDING WORK IS COMPLETE.**

FINANCE AND THE BUILDING PROCESS

1. Arrange finance to purchase a section and have pre-approved finance in place to build the home. Remember to allow for lighting, carpets, curtains, driveway, paths, decks, grass and fencing and other landscaping items.
2. Buy the section.
3. Decide on suitable plans with your builder/architect.
4. Get a valuation, using the house plans and building specifications you have chosen for your new home. This is where an independent property valuer reports to the lender on what the property will be worth once complete. To do this they look at your plans, specifications and your vacant section.
5. Take a copy of your building contract to your lawyer
6. Once you are happy with the building contract arrange for a copy of this to be taken to your finance professional so finance can be confirmed.
7. The building contract is normally confirmed at this point with a deposit paid to your builder. If you do not have the available funds to meet this then speak with your finance professional for guidance.
8. Progress payments commence as per earlier explanation
9. Nearing completion of your new home you will be advised of a handover date. It's really important you advise your finance professional of this date as early as you possibly can. The handover date is where you get the keys to your house in return for final payment. For the lender/bank to release these final monies they will need:
   - a copy of your house insurance starting from the date of handover. Your insurance must include your lender as an interested party.
   - a completion certificate, provided by the valuer, so the bank knows the house is fully completed.
   - a code of compliance certificate, which is issued by the local council. Your builder would normally arrange this once all work is complete.

RENOVATION AND ALTERATION COSTS

When the job is a renovation, other factors come into account. Do you want to match the style and materials already used in the house or are you comfortable to add something that is different (but still, ideally, complementary)? Is it time to change elements in the old house, for instance wooden to aluminium joinery or do you really want to match light fittings and bathroom ware to the old style prevalent in the house or should you modernise? And remember, with renovations, there are often hidden problems that only come to light when the wall boards come off. Be prepared for nasty surprises and make sure you have contingency in your budget.

Editorial supplied by: Kelly Blake Mortgages
Ph: 07 854 3783 or 0800 BEST LOAN (0800 237 856)
www.kellyblake.co.nz

Financials

Financing the building of a new home it is very different to arranging finance to buy an existing one. So it's really important that you work with someone who understands all the complexities of building finance.

These days, the least expensive rule of thumb costing for building work is around $1500 per square metre, $2500 per metre for more upmarket versions and upwards for luxury.
And allow at least 10% for overruns, unforeseen costs or changes to the plan – you are likely to need it (and if you don't need it then you can have a great housewarming party)!

The best time to work out your finance is when you first start thinking that building may be an option for you. Talk to a mortgage broker who is a member of the New Zealand Mortgage Brokers Association (NZMBA), or if you're happy that your bank has the best building finance available, you may like to talk to them.

Here's a list of the most popular lending options:

- Borrow up to 95% of the house and land value
- Don't make any loan payments until you move in
- If you are self employed you may not have to produce any financial accounts!
- Borrow extra funds for furnishings and finishing touches
- Pay interest only on the amount of money you have drawn down to pay the builder, at any time
- And this is just the start of it!

Knowing how much you can borrow will help you when talking with builders, and looking at different plans. Having your loan already approved means you know exactly how much you can spend on the house and all those extras (like carpet, driveways, fencing etc).

PROGRESS PAYMENTS

When you're building the funds are advanced by progress payments to your builder. This ensures that you are only paying for work the builder has done at anytime. It's really important that you never owe more than the house is worth at each stage of building.

Normally when a builder invoices a progress payment, the bank will want to see an updated progress report from the valuer. This report is generally a 1 pager and will tell the bank what the property is currently worth and what the cost is to complete. The bank will then pay the funds out to you at which time you would write out a cheque to your builder.

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VALUING YOUR HOME FOR BORROWING PURPOSES

If you intend to borrow money from the bank to fund your construction project or home renovation, the lender will almost certainly insist you obtain a report from a Registered Valuer.

Registered Valuers are members of the Property Institute of New Zealand and are degree qualified. Additionally to gain registration they need to have completed a minimum of three years practical and supervised work experience. Subsequent to this work experience the Valuer is formally tested and interviewed by the Valuers Registration Board and if successful is elevated to the status of Registered Valuer.

CONSTRUCTION LOAN PROCESS

Once the bank instructs you to have your proposed building or renovation valued, you will need to provide the Valuer with a set of plans, elevations and outline specifications of the building to be erected. There needs to be sufficient detail included so that the Valuer can fully describe the finished project to the lender.

However unlike a standard valuation of an existing property the 'construction' valuation is always entirely contingent upon the following:

1 The dwelling (or building) is to be erected in a satisfactory tradesman-like manner within a specified time frame (usually 3-6 months).

2 If the new dwelling is part of an infill subdivision, the valuation might also be contingent upon a new certificate of title being issued.

The lender will not release the full monies until these contingencies are satisfied.

PROGRESS PAYMENTS, PROGRESS REPORTS & COST TO COMPLETE

The lender will only release monies as construction progresses and there are some tangible work completed on site. In other words there has to be something saleable to take security over.

Progress payments are made at agreed stages of the construction. For example, the first payment might be at the foundation complete stage and the second at completion of framing, third at 'lock-up' stage and so on.

The timing and amount of progress payments are set down and agreed by both parties in the initial contract.

If you are having the dwelling erected as part of a 'full contract', you will need to agree to a progress payment schedule with your builder at the outset. It is vital to ensure that the progress amounts so agreed do **NOT EXCEED** the value of the actual work completed.

To avoid difficulties in funding the project through its later stages, have your Valuer approve the scheduled payments **before you sign the contract with the builder.** Payment schedules which are approved by organisations such as Registered Master Builders, Certified Builders or the NZ Institute of Architects are generally

fair and reasonable. However be aware that there are many payment schedules out there that do not comply and potentially leave you at risk of substantial **overpayment.**

MAJOR RISK ASSOCIATED WITH PROGRESS PAYMENTS

Here is an actual example. Client agreed to have a dwelling built for $300,000. The second agreed payment at 'framed-up' stage was 42%. If the client had discussed the schedule with the Valuer, payment at this stage should not have exceeded 30%. Therefore an overpayment of $36,000 had been made. Upon receipt of this payment, the builder declared bankruptcy and abandoned the job. Client did not have insurance. Therefore their total construction cost for the same house was now $336,000. **Note: this is not a rare or isolated event.**

An important construction loan concept and one which is poorly understood is that of the 'cost to complete' figure. The **cost to complete** is the amount that would have to be paid out to finish the project if the existing builder abandoned the job. The importance of this figure to the lender is rooted in the concept that a partially completed dwelling will never sell for its true value. Any buyer of a partly completed dwelling would be seeking a substantial discount. The cost to complete is the amount that needs to be spent to finish the job and thus attain 'full market value'. Most lenders will hold this amount back from approved loan monies at various stages.

OUR ADVICE

To avoid loss or to minimize the fallout from a builder going broke or abandoning the job:

- **Rule 1** – Get the progress payment schedule right before signing the initial contract.
- **Rule 2** – Don't be railroaded into signing anything before taking professional advice.
- **Rule 3** - Further protect yourself by taking out Construction insurance and a Performance Bond.

For more information – www.property.org.nz

Leaky Homes & Weathertightness

LEAKY HOMES ARE A GROWING CONCERN AS MORE EXAMPLES BECOME EXPOSED EVERY DAY. THE RISK OF A BUILDING LEAKING IS DIRECTLY RELATED TO ITS SIZE AND COMPLEXITY AND ITS DEGREE OF EXPOSURE TO THE WEATHER. SIMPLE SINGLE-STOREY BUILDINGS WITH EAVES HAVE A LOW RISK OF LEAKING, PROVIDED GOOD BUILDING PRACTICES ARE FOLLOWED. MULTI-STOREY BUILDINGS WITH COMPLEX DESIGNS ARE MORE DIFFICULT TO WEATHERPROOF.

The best time to deal with weathertightness is at the design stage where different options can be considered and changes are easily made to the plans. It is important for the designer, builder and owner to look at the risks associated with the proposed building and reduce these to acceptable levels before building.

Sometime materials are used in ways for which they are not specifically designed or are poorly maintained, leading to cracking and leaking. Make sure you are aware of the maintenance requirements of all specified materials for your home –incorrect or lack of maintenance will often mean your product's warranty becomes void.

A NUMBER OF COMMON BUILDING DESIGN FEATURES ARE NOT 'GOOD' DESIGN PRACTICE. THESE PROBLEM AREAS HAVE BEEN READILY IDENTIFIED IN BUILDING FAILURES:

1. Decks enclosed by solid walls. These walls usually have a textured finish and a flat top surface (also textured) with a handrail fixed to it. Water cannot drain from the surface and the weather-proofing skin has been penetrated by the fixings or the rail support, making these walls almost impossible to waterproof. It may then take only six months for serious deterioration of wall framing to occur.
2. Wall-cladding materials are commonly finished hard down onto a deck surface or paving or paths. By doing this the cladding will absorb water from the surface it is finished onto. Any water that might pass through the cladding is also prevented from draining out at the bottom. It's even worse if wall cladding materials are taken below the ground level or if landscaping materials, such as mulch, are built up against the wall. Materials that are continuously damp will deteriorate faster.
3. Waterproof decks are commonly constructed with the deck surface close to the same height as the building floor with no provision for the water that will fall on the surface. Often there is no fall to drain the water away from the building and no overflows. When the outlet blocks, the only place for the water to go is inside the building.
4. Buildings with suspended timber floors require the space below the floor to be ventilated to remove moisture that evaporates from the ground. It is common, particularly in renovation projects, to see vents blocked by decks, paving, planters or soil. Restricting the ventilation rate significantly increases the risk of dampness and mould within the buildings and also the potential for damp-related deterioration.

OTHER DESIGN/DETAILING CONCERNS INCLUDE:

- Leaving the underside of profiled steel roofing exposed at overhangs or eaves – a situation where the material usage is not covered by manufacturers' warranties
- Using sealant instead of properly designed flashings
- Designing parapet walls without a cap flashing or slope to drain water from them
- Not installing head and sill flashings to windows
- Not installing kick-outs or diverters to apron flashings where roofs abut wall surface – kick-outs are necessary to ensure that water flows into the gutter and not down inside the walls
- Using design features that penetrate the cladding, such as projecting timber beams or handrails. It is almost impossible to effectively and durably waterproof these penetrations
- Not allowing for movement in monolithic claddings and tiled finishes – these finishes require movement control joints to allow building movement to occur without cracking
- Following building trends that ignore features known to provide some weather protection, such as eaves and drip edges to the base of claddings and above windows
- Poor or no detailing of junctions between materials

Modern designs can also have insufficient level difference between the floor of a building and the surface outside. An adequate level difference is necessary if the building is to meet the performance requirements of the Building Code in regard to external moisture provisions.

Common handrail detail where the handrail support penetrates the weather skin of the building and the top of the wall is not sloped to drain the water.

A typical example of cladding finished hard onto a paved surface.

Information supplied courtesy of BRANZ

CHOOSING A BUILDER

This is a critical stage of the whole process – finding a builder you can trust and you feel comfortable with is very important. You will be having a very close relationship with this person, especially if you're living on site during any of the process and you end up sharing the bathroom!

- Choose more than one to tender for the job – this way you can see if the costs being presented are fair and realistic.
- Give a good brief – make sure they understand all aspects of the job and what your expectations are.
- Price is, of course, important, but 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 other bidder.
- While every builder will have to be registered by November 2011, check to see if they are part of the Certified Builders of NZ or Master Builders organisations. Please note that if they are not, it does not necessarily mean they are poor builders. There are excellent builders who are not members of either organisation.
- What guarantees, if any, are offered with the job and are they prepared to make time to come back to do any work that is unsatisfactory.
- Word of mouth is often a good place to start looking for a builder and our website – **www.buildingguide.co.nz** - is a good place for alternatives.
- Group House companies are a reliable and convenient option for many people. 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.
- Check the builders' work by visiting other jobs they have done or are doing.
- Builders, especially good ones, may be booked well in advance, so ensure you start looking early in the planning process.
- You may choose to have your architect or designer stay on as full project manager or you may have an arrangement where your builder is the project manager and the designer takes on an overview role. Make sure the arrangement is fully spelt out in the building contract.
- There are specialist project management companies and, while this may be a bit more expensive, this can take many of the hassles out of the whole building process. BRANZ (the Building Research Association of New Zealand) has a list of Accredited Advisors who can also manage a building project, or even specific elements within the overall job. See **www.branz.org.nz**
- You may wish to be the project manager yourself. Ensure you have the time – it requires a lot – and, ideally, the expertise. The Building Code is a complex and exacting rule book and the technical aspects of many components of the building process are important to get right.

ASKING IF THE BUILDER IS ACTUALLY TRADE QUALIFIED

It surprises many consumers that 2/3 of builders in NZ have no form of trade qualification - while these builders may be experienced in "what" needs doing they often do not know the theory of construction and "why" things should be done. This is fine if it is repetitive work but when you come to something a little different, for example an architect designed home, you may wish to specify a qualified builder.

Voluntary licensing for builders began in November 2007 and will be compulsory by November 2010. Homeowners unhappy with the work of their builder will be able to take their complaints to the Building Practitioners Board. After November 2010, unlicensed builders will only be able to legally do restricted work, or work that is supervised by a licensed building practitioner. Restricted work is still being defined. Other trades are also undergoing a licensing regime, to be introduced over the next two – three years.

CHANGES TO PLANS DURING WORK

Try to avoid these as much as possible as changes are most probably going to cost you time and money. Changes to the plans may require an amendment to the building consent to cover those changes and even if this is not required. Depending on the scope of the change to the plan you may wish to get changes specified in writing and to record discussions and agreements, especially with regards to cost.

CONTRACTS

You have options on how you work with your builder. You may choose to work under a Full Contract or Labour-only – or a Managed Labour-only. Full Contract can make your life easier: one price that covers the bulk of the work (add-ons, such as kitchens, tiles and tiling, door furniture and tapware may not be included) and the builder will manage the subbies working and the timing and there is one person to go to if there are any problems.

A FULL CONTRACT AND THE PRICE INCLUDES:

- All materials.
- Subcontractors and their prices.
- Getting consents.
- Liaison with the architect/designer.
- Arranging inspections.
- Managing the whole building project.

A labour-only contract means the builder is only responsible for actual building work – you manage the rest of the process. The implications are that you become responsible for the project, including getting consents, supervising the building work, organising sub-contractors and materials and the Health and Safety Plan. If you're considering this option to save money, keep in mind the time demands – it becomes a virtual full time job.

A managed labour-only contract is a hybrid of the two.

FOR MORE INFORMATION ON THESE OPTIONS, GO TO THE CONSUMERBUILD WEBSITE: WWW.CONSUMERBUILD.CO.NZ

SEE PAGE 58 FOR BUDGET CALCULATION SHEET

Renovations, Alterations and Additions

A RENOVATION IS AN UPDATE TO AN EXISTING BUILDING OR A RETURN TO A NEW CONDITION. AN ALTERATION IS A CHANGE TO AN EXISTING BUILDING. AN ADDITION IS ADDING TO AN EXISTING BUILDING. MOST PEOPLE CONSIDER ANY COMBINATION OF THE THREE TO BE A RENOVATION, HOWEVER.

The design of whatever addition you do can be a difficult process. Because there is already an existing building, whatever you do must compliment what is there. That doesn't necessarily mean you have to imitate the design of the existing building, but any new addition needs to be sympathetic – and this is where a design professional can help you considerably.

When the job is a renovation things to consider include:

- Matching the style and materials already used in the house or adding something that is different (but still, ideally, complimentary)
- Is it time to change elements in the old house, for instance wooden to aluminium joinery; updating bathroom fittings, new tiles
- Adding new technologies, such as Cat 5E computer cable or underfloor heating if replacing tiles (highly recommended)
- Moving walls
- Retro-fit insulation (highly recommended)
- Adding storage (highly recommended)
- Do you really want to match light fittings and bathroomware to the old style prevalent in the house or should you use modern items (or modernise the everything)?

And remember, with renovations, there are often hidden problems that only come to light when the wall boards come off.

Bathrooms are particularly susceptible to issues around water leaks, but the Leaky Homes issue in recent years has shown that leaks are not restricted to this area. Poor workmanship in previous renovations or even the original build may have serious implications for the work you're planning.

These are items you may be mentally and emotionally prepared for, but when the reality hits and your budgets are blown out, things may be quite different. Be aware that there may well be nasty surprises so make sure you have contingency in your budget.

Keeping that warning in mind, renovating or adding to your house can be an exciting and very rewarding exercise. You already know the good and bad points to your home. If you like where you live, then improving the house you already know so well can dramatically improve your quality of life, improve its capital value

The Building Amendment Act 2008 has added some building work to the list of items that are exempt from requiring a building consent, however, any work must still be carried out within the building code. It is strongly recommended that if your level of competency is only average, then having professionals help or finish the job can make a huge difference to the quality of the final job.

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Planning and Designing

YOU MAY CHOOSE TO BUY A HOME FROM A REPUTABLE DESIGN AND BUILD 'GROUP HOME BUILDER' OR YOU MAY PREFER TO HAVE AN ARCHITECT OR ARCHITECTURAL DESIGNER PREPARE CUSTOM-DESIGNED PLANS BASED ON YOUR SPECIFIC NEEDS, SITE CONDITIONS AND ENVIRONMENT.

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STEPS TO HAVING A HOUSE DESIGNED:

1. Deciding what you want
2. Choosing a designer
3. Developing the project brief
4. Pre-design information gathering
5. Concept Design
6. Developed Design
7. Resource Consent (if required)
8. Detailed Design
9. Building Consent
10. Construction – Your designer, especially if they are an architect, should play a role here, helping to choose a builder, advising on the form of contract, undertaking contract administration, and observing the works for compliance with building consent and quality of finish.

REGISTERED ARCHITECTS

In order to register with the New Zealand Registered Architects Board (NZRAB), architects must first graduate from university with a Bachelor of Architecture Degree, and after some three years' practical experience in a mentored environment, submit to rigorous registration assessment. Registered architects must re-register every five years, and to do so must demonstrate that they have undertaken Continuing Professional Development (CPD).

Most registered architects are members of the New Zealand Institute of Architects (NZIA), which actively supports graduate development and CPD, provides a wide range of technical documentation to its members, and promotes excellence in design through award programmes.

CHOOSING AN ARCHITECT OR ARCHITECTURAL DESIGNER

Those who can prepare a custom designed home are:

- **A Registered Architect**
  (Please note – only those registered can call themselves an 'Architect')
- **An Architectural Designer**
- **An Architectural Draughtsperson**

ARCHITECTURAL DESIGNERS

To be eligible for membership of Architectural Designers New Zealand Inc (ADNZ), members must hold a recognised certificate or diploma, undertake compulsory professional development, and have their skills assessed to ensure they meet the requirements of the ADNZ Competency Standards. They are also bound by the ADNZ Code of Ethics. Considerations: When putting together the design for your new home or addition, try to make the best use of space and the section; and to ensure that the materials you select for building are in keeping with the look you're after and are as good quality as you can afford, energy efficient and, ideally, made with materials from sustainable sources.

THE BRIEF

Think about how you live now and how you'd like to live. Think about privacy and sun (not enough or too much), where the kids will play (inside and outside), how you use your kitchen and how many people need access to the bathroom (do you need two or more bathrooms?), views to take advantage of and, above all else, how much money you have to spend!

See www.buildingguide.co.nz for information on putting together a brief for your designer.

STYLE

What kind of person are you – traditional and conservative, contemporary and modern? The style of house design you choose should reflect your tastes and most definitely desires. Be ready for compromise – either because of your partner or your budget, or because of the envelope in which you're allowed to build or because the architect is giving you something you may not expect!

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COSTINGS

As with most things, it's better to start a project like this with as accurate an idea of the costs as possible. To help you achieve this, Quantity Surveyors will take your sketch designs and proposed components and produce reasonably accurate cost estimates. Better to find out now whether what you want is what you can afford rather than half way through realise you can't!

HINT: USE OUR SUPPLIED BUDGET CONTROL PAGE TO KEEP TRACK OF YOUR COSTS AS THEY COME IN.

CONSULTING ENGINEERS - ROLE AND COSTS

It is likely that you will need to engage a professional engineer for part of the design of your house. You may wish to have an engineer advise on whether the site is suitable or if your plans comply with the local authority regulations, before you start.

The engineer can advise on earthworks, drainage or septic tank requirements, and structural design requirements of the building. You can engage them directly or your architect or designer may do so on your behalf. There will be a fee for the advice and design work they do. Ask your engineer or architect what the cost will be, and what it does and does not include.

Your engineer or architect may be required to provide you with a statement that the design or the construction complies with the Building Code. Your local authority may also have a requirement for construction to be monitored by an engineer. This will also incur a fee, but it is important to arrange monitoring before construction begins, as it cannot be done after the work is complete.

IMPORTANT INFORMATION:

Not all architects are members of the NZIA, and not all members of the NZIA are architects (architectural students and graduates are encouraged to join). There may be designers who infer that they are an 'architect', or call themselves 'architect' who do not have the professional standing for this to be valid. Make sure the person you employ has professional indemnity insurance that provides cover in case of professional negligence. By November 2007, architectural designers and draftsmen will have to be assessed for voluntary licensing by the Department of Building and Housing (DBH) as Licensed Building Practitioners (LBP Design) under one of three classes limited by size, complexity and type of buildings undertaken. Further rules with regard to LBP design of 'restricted work' will be introduced in 2010.

CHANGES TO PLANS DURING WORK

Try to avoid these as much as possible as changes are most probably going to cost you time and money. Changes to the plans may require an amendment to the building consent to cover those changes and even if this is not required. Depending on the scope of the change to the plan you may wish to get changes specified in writing and to record discussions and agreements, especially with regards to cost.

PLACES TO GO FOR MORE INFORMATION:

- Certified Builders Association of NZ Inc (CBANZ) **www.certified.co.nz**
- Registered Master Builders Federation Inc (RMBF) **www.masterbuilder.org.nz**
- Architects - NZ Institute of (NZIA) **www.nzia.co.nz**
- Architectural Designers NZ Inc (ADNZ) **www.adnz.org.nz**
- Association of Consulting Engineers (ACENZ) **www.acenz.org.nz**
- BRANZ Ltd **www.branz.co.nz**
- NZ Institute of Quantity Surveyors Inc (NZIQS) **www.nziqs.co.nz**
- NZ Institute of Surveyors (NZIS) **www.surveyors.org.nz**
- Department of Building and Housing (DBH) **www.dbh.govt.nz**
- Institution of Professional Engineers NZ (IPENZ) **www.ipenz.org.nz**
- NZ Institute of Building Surveyors Inc (NZIBS) **www.buildingsurveyors.co.nz**
- Consumers' Institute of New Zealand **www.consumerbuild.org.nz**
- Future Proof Building **www.fpb.co.nz** OR **www.smarterhomes.co.nz**

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NEW ZEALAND FIRE SERVICE

PROTECT WHAT YOU VALUE THE MOST

Every couple of hours a home burns in New Zealand. Last year 14 people lost their lives in home fires and over $141 million damage was caused. But the emotional and financial devastation caused by fire doesn't have to happen.

Installing a home sprinkler when you're at the framing stage of your new home is the most cost effective way of protecting the things you value the most. But, increasingly, installing sprinklers into existing homes (retro-fitting) is becoming a viable alternative.

Home sprinklers use ordinary domestic plumbing and can be installed by a qualified plumber in around a day. But here are some other things you might not know about sprinklers:

- They don't operate all at once – only the sprinkler closest to the fire will activate
- Sprinklers reduce fire damage – the average house fire causes $42,000 in damage. With sprinklers installed, it's only around $2,000
- Sprinklers only cost around $10 per square metre installed – or about $350 per sprinkler head which are fitted in bedrooms and living areas.
- Sprinklers save water – in most cases a sprinkler head would use about 600 litres of water to put out a fire. A fire crew would take about 12,500 litres
- Sprinklers save lives – in most cases, a sprinkler will put out a fire without the family even knowing they had one.
- Sprinklers are inconspicuous – these days they are more like light fittings than plumbing fixtures and can blend in with custom interiors and even be completely concealed beneath colour-matched plates.

If you're building a new home, or just thinking about it, the New Zealand Fire Service encourages you to consider installing home sprinklers and hard-wired smoke alarms. These are the only fire detection and suppression methods that will give you and your family round-the-clock peace of mind.

PLANNING - A FEW TIPS

- Unforeseen problems with the site are a major cause of cost overruns – be aware of where drains are, what the ground is like and what you need to do for the foundations.
- As a general rule, the simpler the plan, the less cost to build.
- Try to use materials that are pre-finished and don't need further work.
- Use standard joinery in smart ways: using the biggest basic ranch slider you can means you can install without additional bracing.
- Fashionable colours and materials are exciting but long term may impact on sale price.
- Future-proof – new technologies are coming that will run your home – how will you cater for them; also think about future additions or alterations and try to anticipate where possible.
- Research well and look for ideas to bring in from magazines, websites and friends. Take a measuring tape with you wherever you go – measure items you like (for instance, kitchen benches) to gauge whether you can use the same dimensions.
- Spraypaint for temporarily marking grass is available from hardware stores. Use it to mark out your new home and walk through the rooms. Check for space. If in doubt, go bigger (but remember that costs more)!
- Generally, additional bedrooms and bathrooms add to the functionality and value of your home – add them if you can afford them.
- Spend money on the things you touch a lot – door handles and taps, light switches, kitchen drawers, floors.

Magazine Directory

WHERE TO GET GREAT IDEAS...

Building Overview

BRACE YOURSELF! CHANCES ARE IT WILL TAKE LONGER THAN YOUR BUILDER ESTIMATES AND LONGER THAN YOU THINK. PREPARE FOR DELAYS, FRUSTRATIONS AND MINOR IRRITATIONS. HOPEFULLY, THAT'S ALL YOU'LL HAVE...

CONSTRUCTION... AND SO IT STARTS.

Following is an outline of each stage of the construction process itself - what to look for at each stage and spaces for notes. We start from the ground up – because that's how building usually goes.

Bear in mind these notes are not comprehensive and make sure you check with the various industry bodies' websites for more information or to get someone to check with if you have concerns – you'll find links on the Building Guide website.

The length of the project will be affected by availability of the builder and sub-contractors. Also, weather and sometimes availability of materials specified can cause delays. Understand and accept that this will happen and you will reduce stress levels in all parties, however, regular followups and meetings with builders and sub-contractors can ensure work progresses as quickly as possible and problems can be identified early on.

Bring problems to the builder straight away. It's far better and easier to replace and fix things now while building is still going on, than wait until the house is finished before pointing it out.

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.

STORAGE OF MATERIALS

Materials can be affected by handling and storage. Timber left uncovered can get wet and damp timber used for framing is not good. So keep an eye on your builders and subbies to make sure that materials are protected from the weather, stored correctly – not on bare ground or uneven surfaces, handled properly and not damaged. Also note that you must have clear title (e.g. receipts) to materials stored off site and insurance coverage in case of theft or your builder going into liquidation.

This is where cameras can play a valuable role – document problems immediately, discuss with the builder straight away and retain photos in case of further issues.

IMPORTANT INFORMATION:

The building work to be done will have been set out on the plans accurately, however, boundary pegs get moved accidentally (and sometimes deliberately) so make sure the house is set out correctly before building commences.

MANAGING YOUR BUDGET

Make sure you keep a close eye on your spending as work progresses. Much of the costs will have been covered in assorted quotes from suppliers and your building team, but you may well find that as you progress, you will be making decisions on a daily basis that will have an impact on the costs.

Use our workbook budget pages or go to our website to find a Build-Your-Budget and Tracking-Your-Budget pages so you can keep on top of things as you go.

OWNER'S CHECKS

Building projects are a substantial investment of your time and money. If you are managing the project, you have to keep a close eye on the quality of the work and pick up problems quickly. Even if you're not the project manager, IT'S YOUR HOME. Make sure you visit regularly to check on the quality of work and progress. You, the builder or project manager will need to ensure that:

- Materials are what is ordered and required.
- Timber is at specified moisture levels on installation.
- Timber has the correct preservative treatment for its building location
- The house is set out correctly on the site.
- Plans and specifications are followed.
- Materials are installed to manufacturers' instructions.
- Finished construction is protected from the weather.

IMPORTANT INFORMATION:

If you don't start work within 12 months the consent will lapse, (or other time limit specified by the Building Consents Authority (BCA), usually a Council). You can ask for more time, however. Also note – YOU are responsible for making sure you have a Code of Compliance Certificate (CCC). Make sure your builder is available for any remedial work that may need doing if your CCC is rejected – otherwise you won't get it and it could cause problems in the future.

Your Site / Structure

BUILDING SOLID FOUNDATIONS' HAS BECOME A CLICHÉ IN ALL WALKS OF LIFE FOR THE VERY GOOD REASON THAT IT IS SO VERY IMPORTANT. KNOWING WHAT GOES ON ALSO HELPS YOU MANAGE YOUR EXPECTATIONS FOR YOUR PROJECT . . .

SAFETY ON THE BUILDING SITE

Under the Health and Safety in Employment Act 1992, you become a 'principal' (unless you're living in the house while the work is going on).

As a principal it's also up to you to ensure that people working on the site don't get hurt, which means you also must identify hazards and remove them, isolate them, or minimize them as much as possible if the first two options are not open to you.

MAKE SURE YOU VISIT OUR WEBSITE FOR MORE GOOD STUFF: www.buildingguide.co.nz

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HEALTH & SAFETY SITE PLAN

This needs to 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

Courtesy of Consumerbuild.co.nz

Magazine Directory WHERE TO GET GREAT IDEAS...

RETAINING WALLS

Excavation work inevitably means retaining walls. Depending on the location of the wall, its height and whether it's to create a retaining wall in a highly visible location, there are different materials you can use: precast concrete, concrete block and timber are the most common but there are plenty of alternatives.

- Consider the style and feel you're after, or, if the wall is not in a public area, whether this matters at all.
- Remember, retaining walls must be included in the building consent and signed off.
- Is the ground supported during construction (only if necessary)
- Are the materials consistent with the look and feel of the design you want to achieve?
- Ensure the wall is drained behind and waterproofed/tanked (if waterproofing is necessary).

FOOTINGS AND FOUNDATIONS

The base upon which your home is established is of prime importance in its building. The footings need to be straight and correctly positioned, though the finish doesn't have to be smooth.

CONCRETE SLABS/FLOORING

The concrete is laid on top of several things put down beforehand. There is a layer of compacted base course, a polythene vapour barrier, plumbing pipes and pipes taking electrical and other cables, in-floor heating and polystyrene insulation if required. The concrete needs to be cured and cut. Additives can be applied to the concrete to reduce cracking during or following curing; 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.
- Wooden floors are laid on floor joists. These need to be level and solid.
- Are the floor joists even and solid?
- Has the flooring timber been evenly laid?
- Has the timber been sufficiently seasoned (the right moisture content)?
- 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.

WEBSITES TO VISIT FOR MORE INFORMATION:

Cement & Concrete Association of NZ (CCANZ)
www.cca.org.nz

NZ Ready Mixed Concrete Association (NZRMCA)
www.nzrmca.org.nz

EARTHMOVING & EXCAVATION

If you're building, site leveling beforehand can be an excellent way of making the full use of your property – making space for entertaining areas, kid's play areas or parking.

- 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' – especially important where this can impact on neighbouring properties?

WASTE & WASTEWATER MANAGEMENT

For areas not on town water supply or where there isn't a public sewerage scheme, councils have specific requirements for water supply and waste water management. Systems need to be designed and sized to suit planned usage levels.

There may be specific rules on placement and installation of tanks in relation to buildings. If you plan to have livestock on your property, you need to make provision for stock water and allow for water reticulation for any horticultural applications. Ascertain whether you have erosion or stormwater management issues, as you may need to consider additional drainage to protect your property. Councils may requrie the installation of retention tanks to slow down the release of stormwater into municipal drains or waterways.

You may also wish to consider options to recycle water. Grey water can be used in the garden, to clean cars or for drip irrigation. While this may involve initial investment, there are environmental advantages and benefits if the area is subject to water shortages.

DRAINAGE AND UNDERGROUND PLUMBING

While not the most exciting of items in the construction process, good drainage is absolutely essential to the long term integrity of your home.

- Are the pipes in the correct position, e.g. are they located 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. are they where you 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 with the code – e.g. are retaining tanks needed.

Steel Framed Housing with NZ Steel

the way homes will be built in the Future

THE IDEA OF BUILDING A HOME WITH STEEL FRAMED HOUSING IS A NEW ONE FOR MOST NEW ZEALANDERS; HOWEVER, STEEL FRAMED HOUSES ARE BEING BUILT ACROSS THE GLOBE AND REPRESENT 12% OF HOMES BUILT IN AUSTRALIA (AND UP TO 30% IN SOME REGIONS). MAJOR GROUP HOME BUILDERS ARE NOW OFFERING STEEL FRAMING AS AN OPTION.

The idea of building a home with steel framing is a new one for most New Zealanders; however, steel framed houses are being built across the globe and represent 12% of homes built in Australia (and up to 30% in some regions). Major group home builders are now offering steel framing as an option.

There are significant benefits to using steel framing in your home:

- Steel framing releases no gases and doesn't support mould growth, so there are benefits for occupants with respiratory problems.
- The Asthma and Respiratory Foundation of NZ has recognised the benefits of NZ Steel's galvanised steel - Axxis® Steel for Framing for asthma and allergy sufferers by adding the product to their Sensitive Choice programme - www.asthmanz.co.nz/building_frames_trusses_and_joists.php
- Steel does not warp or twist with time and doesn't absorb moisture.
- It doesn't rot, support the growth of mould and is galvanised to prevent corrosion when good weathertightness principles are applied to the cladding design and installation.
- Steel frames resist fire and will not burn, or support the spread of flame. Lightning is redirected directly to the ground rather than being destructively released within the frame.

- Steel framing's strength and stiffness means that large open rooms can be designed with its ability to span wide areas.
- Non-load bearing walls can be moved after the house is built so your home can be reconfigured to meet new requirements.
- There's also speed as a factor – framing for a typical home can be erected by a small crew over two to three days.

- Because steel studs don't absorb moisture and are dimensionally stable there is increased accuracy in construction, improving quality of finish and avoiding cracking in linings.
- Insulation and wall linings can be installed more quickly without having to wait for the moisture content of wooden framing to fall to acceptable levels.
- Steel framing is environmentally friendly – framing is 100% recyclable, wastage in steel plants is typically less than 1% and it can be reused or recycled when the building is demolished.
- Steel frames are 100% termite, rodent, borer and dry-rot proof.
- The cost of the framing is comparable with timber and there can be considerable time savings in construction itself.
- NZ Steel offers a 50 year durability statement.

If you're building a home or doing additions to your existing home, steel framing is an option you should discuss with your designer and builder. Ask your builder if they're familiar with erecting steel framing as there are specific requirements they should be aware of.

Axxis® STEEL FOR FRAMING
PROTECTING YOUR FUTURE

Visit the Axxis® website – www.axxis.co.nz or the National Association of Steel Framed Housing – www.nashnz.org.nz for more information.

Behind the Wall

THE THINGS YOU CAN'T SEE REMAIN VITAL TO THE QUALITY OF YOUR HOME AND ITS WORKING WELL FOR A LONG TIME. ENSURE THAT THE WORK DONE IS GOOD AND THAT QUALITY MATERIALS ARE USED . . .

PLUMBING

Often in the process of a building project, be it a new home or renovations to an existing home, the plumber is brought in too late in the day and has to design a plumbing solution to fit the layout already agreed. If you employ a plumber at the design stage they can offer you advice on options which could save you thousands and will almost certainly ensure a better solution for you.

There are a number of plumbing issues to consider...

- ☐ Is there enough water pressure from the mains supply?
- ☐ Are the fixtures suitable for the plumbing solution?
- ☐ Is the position of the fittings suitable for the design and plumbing solution?
- ☐ Is the pipe size adequate for the number of appliances you are currently running and are likely to add in the near future?
- ☐ Do you want water filters and how will this affect the water pressure?
- ☐ Are you adding fire sprinklers?
- ☐ Does your landscaping include water features and where do you need taps for garden needs?
- ☐ Is there backflow protection on the water features?
- ☐ How can you conserve the amount of water you use and the energy used to heat the water?
- ☐ Is there adequate insulation on the pipes so they can't be heard?
- ☐ Are the water pipes close enough to the hot water source

WEBSITES TO VISIT FOR MORE INFORMATION:

www.masterplumbers.org.nz
www.plumbers-supreme.co.nz

HEAT PUMP WATER HEATING

Water heating accounts for up to 50% of the energy demand in New Zealand homes and so is one of the first places to look for savings.

Recently highly efficient heat pump water heaters have come onto the market, offering a simple way for homeowners to cut down on electricity costs, while still retaining the benefits of high hot water flow capability that traditional storage heaters offer.

Heat pump water heaters transfer renewable "free heat" from the air to water in a storage vessel, via a refrigeration cycle. Because the system is merely transferring the heat, not creating it, the system is VERY efficient. A quality heat pump water heater is at least 300% efficient. That means for every $1 of electricity needed to run the heat pump, the equivalent of $3 of heat energy is transferred.

Quality heat pump water heaters will still operate efficiently to below zero ambient temperatures and do not rely on direct sunshine to deliver effective heating.

Heat pump water heaters can be installed quickly and easily by suitably trained and qualified tradesmen.

A $1000 REBATE FOR NEW INSTALLATIONS IS NOW AVAILABLE FROM THE ENERGY EFFICIENCY AND CONSERVATION AUTHORITY (EECA).

FOR MORE INFORMATION

visit www.energywise.org.nz (EECA), and www.nzhwa.org.nz (NZ Hot Water Association)

GAS INSTALLATION

If you employ a plumber/gasfitter at the design stage they can offer you advice on options which could save you thousands.

There are a number of gasfitting issues to consider...

- ☐ Gas appliances must be installed by a qualified gasfitter: has this been allowed for?
- ☐ Is the gas flued correctly to reduce the moisture build up and any potentially harmful gases in your home?
- ☐ Are you adding gas heating or cooking to your outdoor areas and how are you going to supply this gas?
- ☐ Do you have sufficient energy sources for your needs?

WEBSITE TO VISIT FOR MORE INFORMATION:

www.plumbers-supreme.co.nz

WATER CONSERVATION

A carefully designed water system within the home is an essential part of the sustainable building process. Thousands of litres of water are wasted in New Zealand homes every day – from water sitting around in large pipes to inefficient plumbing practices.

A plumbing system can be designed for your home to ensure water is being directed to its source in an efficient and timely manner, and only taking what water is required. Where the Hot Water Cylinder is positioned, what type of pipes are used in the home design and how water is distributed around the home can end up saving homeowners thousands of litres of water annually.

A home with a water design that is smarter will use significantly less water than a traditional home. It will also cost less as hot water gets to its destination quicker - meaning that water heads straight where it is required without sitting around in big 'feeder' pipes to serve different areas of the home. Hot water wastage can be reduced by up to half by using one of these systems. This will not only reduce costs but contributes to the protection of our future water supply.

FOR WATER CONSERVATION AND SUSTAINABILITY CONSIDER:

- a manifold system where water is directed straight to its destination
-the size of the pipes delivering water to the different areas of your home
-how to best move water around the home
-greywater recycling to make the most of unused water from the bath, shower, washing machine or sink
-insulating hot water pipes for energy savings
-using a water efficient showerhead which can save you hundreds of litres of water a year

Editorial supplied by LEAP Australasia Ltd
Phone: 0800 246 810 or 04 568 9424
www.leapltd.co.nz

SOLAR

Water heating accounts for an astounding 30-50 per cent of the average energy usage in a house. A solar system will save up to 75% of the energy used to heat the water.

Good timing: when building or renovating you will need to install a water heater. Instead of purchasing the standard electrical or gas water heater, think about the long-term benefits of purchasing a solar heater for a small incremental investment.

- Use an accredited supplier. Accredited suppliers comply with the Solar Code of Practice
- Use an accredited installer
- The water cylinder should be bigger than 50 litres per person
- You need a north–east to north-west facing roof with no shading between 10 am and 3pm
- Consider materials and construction of the solar system to ensure long life
- Fewer moving parts mean greater reliability
- During low radiation periods, the solar system can be boosted with electricity, gas or even a wetback.
- In addition, Government funding is available for some accredited solar systems - so there is no better timing to switch the power off and turn the solar system on.

WEBSITES TO VISIT FOR MORE INFORMATION:
www.solarsmart.org.nz

It's Time to Prewire

HI FI AND HOME THEATRE PRE-WIRING:

If you are building or renovating now is the time to look at "pre-wiring" for your Audio and Theatre needs.

WHAT IS PRE-WIRING?

Pre-wiring is the general term given to running the audio and video cabling through the framing timber of your home. Specific cabling is run for your current and (most importantly) future Television, Stereo, Hi-Fi and Home Theatre needs. (It can be compared to the way your electrician runs cabling for your lighting and power requirements, but is a specialist field in its own right.

DO YOU NEED TO PRE-WIRE?

In the USA, over 80% of new homes incorporate a professional pre-wire and this is one of the fastest growing trends here in New Zealand.
Home buyers are expecting to see more pre-wiring and doing so can add both value and "saleability" to your home.
The benefits can be huge and the cost minimal.

WHO SHOULD PRE-WIRE YOUR HOME?

The pre-wiring for all A / V cabling needs to be done by a company that has an intimate working knowledge of the products likely to be installed. A specialist retailer with experienced installers is a must. They should understand the type of cabling necessary and how the quality of cable can influence the end results.

WHAT DO YOU NEED TO PRE-WIRE FOR?

1. **Hi-Fi.** When building, it is easy to distribute music of superb quality 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.
2. **Home Theatre.** By putting specialised speakers around your TV and a couple behind you, a Home Theatre can be created. It is critical to locate the speakers in the right place and run good audio cables to them. Video cables (for the picture you will see) also need to be run for your TV, Plasma or Projector. The type, quality and location of these cables will make a huge difference to the quality of picture and sound..
3. **Structured Wiring.** This is the general term given to the centralised wiring and distribution of Aerial, Sky, Telephone and Data cabling.

DATA CABLING: With the cost of high speed internet tumbling and its speed ever increasing, more and more services and service providers are relying on an internet connection to communicate, update and better manage everything from your Sky connection to your CD collection. Internet radio and downloadable movies are growing in popularity - so the "future" really is now. Networking your home professionally is cheaper than you might think. Not doing so will dramatically affect your ability to adopt emerging technologies and will come to influence the resale value of your home.

AERIALS: With Sky TV proving to be more and more popular and free-to-air Digital TV now available, just "running a few wires" to some sort of "minimum standard" simply won't cut it. Sky, RF and Free-to-air Digital should be run to a central panel (like in the garage or hall) before being distributed to the rest of your home.

PHONES: Running your telephone cables to the same central services panel before heading around your home is also a great idea. Phone cabling is very cheap so don't be scared to run the cables to locations you might not think you need a phone.

Simply speaking... the benefits of pre-wiring can be huge and the cost minimal.

Editorial supplied by The Listening Post,
19 Mandeville Street, Riccarton, Christchurch
Ph: 03-377-7299; 0800 TO HIFI (86 44 34);
www.listeningpost.co.nz

OVERVIEW: The term pre-wiring is used through out the building industry to describe planned wiring of services such as phones, data and TVs and to tidy up your music or theatre system.

The easiest and cheapest to do well is phone cabling, high speed internet and TV aerials, but don't forget to consider your music or theatre system. Use a "Media" panel located in a relatively accessible area of your home (Garage or Hall cupboard) and run all Sky, Freeview, Phone and Data cabling to and from it. Run music and theatre wiring from a central living space or cupboard.

INTERNET: The cost of high speed internet is tumbling and its speed ever increasing so more and more services and service providers are relying on an internet connection to communicate, update and better manage everything, from your Sky connection to your CD collection.

Networking your home professionally is cheaper then you might think and not doing so will dramatically affect you and your family's ability to adopt emerging technologies and influence the resale value of your home.

AERIALS: With Sky TV HD and Freeview HD plus the different options involving set-top boxes or on board tuners, just "running a few wires" simply won't cut it. The minimum requirements, the number of cables and their quality is important to get right first time.

PHONES: Running your telephone cables to the same central services panel before heading around your home is also a great idea. Phone cabling is very cheap, so don't be scared to run the cables to locations you might not think you need a phone.

MUSIC SYSTEMS: When building, it can be as simple as tidying up the cabling for your existing system (by putting it in your walls) or introducing a new system that could distribute superb music into every major area of your home.

Quality In-Ceiling, In-Wall and Out Door speakers can be used, or wired for and introduced later.

THEATRE SYSTEMS: From recessing a TV, distributing your DVD collection or adding a drop down electric screen (you name it) it is all possible if well planned and professionally pre-wired for.

For music and theatre systems you need to be talking with a Specialist Hi-Fi retailer, preferably with professional installers on staff. Their detailed knowledge and the quality of cabling and products they can supply will save you time and surprisingly enough often money too.

FINAL NOTE: You get just one chance when pre-wiring, so don't be afraid to employ separate specialist trades to do your wiring (no matter how small the job). Each specialised company brings a wealth of knowledge and experience to the job and the results will be more rewarding.

Home Theatre & Automation

THIS IS NOT JUST FOR THE BLOKES!

New technologies allow for music to be delivered to zones within the home and even to zones within a room. Lights can be controlled from one spot – even using a remote controller that may also double up as audio visual control pad. Using these devices can mean total control over the ambience of your home as you lower lights, lower or raise volumes, turn TVs and stereos on or off, apply preset levels of all of these with the touch of a single button.

Computers are increasingly playing a role here, with hard drives being used to store music – no more loading of CDs, DVDs or records.

Multi-Room Audio allows for music to be delivered to different rooms and areas throughout the home, including outside areas and bathrooms. All entertainment source equipment can be stored in one place.

Lighting can be controlled via keypads or remotes and presets can set a personalised 'scene'. In a smart home your house can 'tell' what time it is, so at 8.30 pm the lights will dim to a preset level of, say, 60%, instead of full power.

By taking your house plans into your local home automation specialist early in the design process it ensures the system will suit your needs and perform all of the required functions.

- How many areas will have audio or lighting systems installed, what rooms are most important to you?
- Think about where wall plates for appliances and speaker connections should be placed, where they are least visible and what colour schemes would best match your household.
- Household security or gate systems, integrated into wall mounted keypads or remote controls allowing guests to enter and deter intruders.

- Have you considered where to place phone jacks, network jacks for computers and any other customised wiring requirements for you home?
- Are the speaker cables installed to the correct locations and are they protected from electrical and computer cabling?
- Are all units to be connected to the system correctly installed and connected?

Even if you're considering wireless internet access for home use we recommend you wire with computer cable for possible future requirements.

Editorial supplied by The Listening Post

Exterior Envelope

THE ITEMS THAT ENCLOSE YOUR HOME ENSURE ITS WATERTIGHT QUALITIES, ITS WARMTH AND HOW IT LOOKS. DOING A GOOD JOB HERE IS ESSENTIAL FOR ENJOYMENT IN LIVING HERE . . .

EXTERIOR CLADDING

New technologies and materials are changing the face of how our homes look and there are a huge number of alternatives out there. Traditional weatherboard has stood the test of time and now there are new products that mimic the look but increase the durability. Concrete block, whether plastered or left natural, brick (also potentially plastered or 'bagged'), plywood, panels, glass, even fibreglass have all been used. Waterproofing is a huge concern, but building procedures used in the past for certain products that created problems have largely been addressed and homes being built now use specific techniques to avoid these issues.

- Options for external cladding will play a major role in how your home looks, so investigate widely for cladding you like that fits with the style of home you're building.
- Is the cladding handled and installed as per manufacturer's instructions and there are 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 protection from the rain to ensure weatherproofing?
- Are battens used to aid in drainage for water that gets behind the cladding?
- Is the cladding finished properly and the job looks neat?

NOTES: .....

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WATERPROOFING

Many of the building techniques leading to problems with waterproofing homes have been addressed and incorrect building processes should be picked up at inspections, however, there are definitely things you, as the homeowner, can be aware of:

- Beware of decks enclosed by solid walls with a lack of drainage and perhaps a handrail attached to the top of the top wall – water cannot drain and the weather proofing skin may have been pierced by the handrails.
- Wall cladding materials finished hard down onto a deck surface or paving or paths: the cladding will absorb water from the surface it's finished onto.
- Wall cladding extending below ground level or landscaping materials, including mulch, are built up against the wall – materials that are continuously damp will quickly deteriorate.
- Waterproof 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.
- Suspended timber floors need space below the floor for ventilation to remove moisture evaporating from the ground.
- Leaving the underside of profiled steel roofing exposed at overhangs or eaves – this will void manufacturer's warranty.
- Using sealant instead of properly designed flashings.
- Make sure head and sill flashings are installed over windows and joinery.
- Parapet walls need cap flashings or a slope to drain water.
- Kick-outs or diverters to apron flashings where roofs abut a wall surface are necessary to ensure that water flows into the gutter and not down inside walls.
- Design features that penetrate the cladding, such as projecting timber beams or handrails, are almost impossible to effectively waterproof.
- Monolithic claddings and tiled finishes require movement control joints that allow building movement to occur without cracking.
- Eaves and drip edges at the base of claddings and above windows are strongly recommended.
- 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 in regard to external moisture provisions. Information supplied courtesy of BRANZ.

WEBSITES TO VISIT FOR MORE INFORMATION:
www.wearthertight.org.nz
Weathertight Homes Resolution Service (WHRS)
www.weathertightness.govt.nz

THE MODERN GARAGE DOOR

Local Councils now require full lock up before interior lining can occur and this includes window/doors and garage doors. This raises the issue of ordering your garage door at the correct time so as not to delay the progress of your build. In normal conditions, allow two to three weeks for coloured steel doors and three to four weeks for powder coated or custom made doors.

The best time to get a garage door firm in is at the framing stage, once the roof is on. It is easy to make changes to the opening at this point. Once the door arrives, windows are usually installed and the door is the last item to close in the exterior envelope.

- Keep in mind that the garage door installer requires the front wall lining and insulation (if applicable) to be in place first. This saves the builder having to remove the track, etc., to do the lining. Normally the inspectors are happy for this to proceed but check with your local council.
- When choosing a garage door for your home you should be aware that nowadays doors are available in countless styles to enhance the character and street value of your home.
- Some simple technical advice by an expert can assist with situations such as confined parking space, corrosion prone areas by the sea or even what size best suits to keep within a given budget.
- Three main door types are used now: rollerdoors, tiltadoors and sectional doors. Both tilt and sectional can be made in many custom designs with plywood, metal and cedar claddings.
- Windows may be added to these doors to let in light or to aesthetically match your house.
- Metal doors can be chosen in a very broad colour range with a high quality powder coated finish.
- Sectional and roller doors offer good security and weatherproofing along with quiet operation. The sectional door is considered to offer the most advantages to the homeowner.
- Often automatic operators are offered with the facility to switch on and off a burglar alarm or lighting from the same remote control.

BRICK AND BLOCK LAYING

- Are they even and straight?
- Is there a satisfactory level of finish?
- Ensure the brick wall is vented at the bottom and that mortar has not fallen inside the cavity blocking the vents.
- Is the reinforcing included if necessary?

SCAFFOLDING

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

GUTTERS AND DOWNPIPES

More than an afterthought – gutters are the edging of a roof and can add to the look or detract. Consider the colour and material to be used – white plastic has many alternatives, including copper and coloured steel, and a whole range of profiles for both gutters and downspouts are on offer to match your home design.

- Do the gutters have the correct fall to ensure no pooling of water?
- Are the gutters installed correctly with overflow relief in the event that blockage or 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 the correct colour actually been installed?
- Are the correct downpipes installed – colour, materials, profile (shape)?
- Are they secure?
- Are downpipes in the correct location so they don't interfere with external gates or the lines of your home?

TIMBER FRAMING

This is one of the most exciting moments in the project as the frames go up quickly and it looks like everything is happening. Bear in mind, however, that not much seems to change rapidly from here even though plenty of work continues on.

- Are the nogs level with each other?
- Are the uprights evenly spaced (there will be some variation due to doors and windows)?
- Is the timber sufficiently dry?
- Is the timber of the correct preservative treatment?
- Are the doors and windows correctly positioned and of correct sizes?
- Are the bracing elements in place?

WEBSITES TO VISIT FOR MORE INFORMATION ON FRAMING:

Frame & Truss Manufacturers Assoc. of NZ
www.ftma.co.nz

ROOFING

Roofing is another critical element of the project and there are many different options for style of roof. Tiled roofs can be concrete, steel or clay (terracotta); there is long rung steel or other metal such as copper, wooden shingles, membrane (for flat roofs), and more. The important thing to think of here is the look of the roof and how it fits in with your overall design.

- Choose roofing in keeping with the style of your house and its projected performance.
- Make sure the roof you've chosen will perform at the pitch of your roof (tiles won't perform at less than 12 °, for instance)
- Select the right grade of metal for the location of your house, ie - near the sea
- Non standard colours on colour coated metal roofing may have longer delivery times and cost more.
- 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?!

WEBSITES TO VISIT FOR MORE INFORMATION:

NZ Metal Roofing & Cladding Manufacturers Assn - www.metalroofing.org.nz

MAKE SURE YOU VISIT OUR WEBSITE FOR MORE GOOD STUFF: www.buildingguide.co.nz

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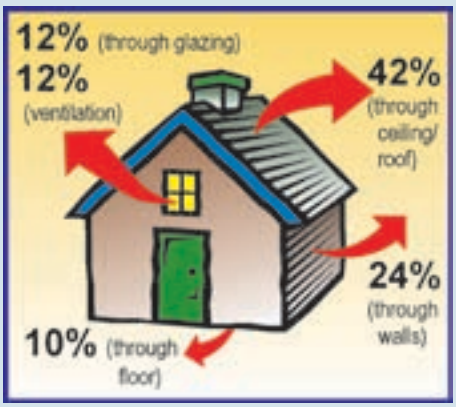
INSULATION

Insulation has a huge impact on the comfort in your home: in winter it helps keep your home warm, in summer it helps keep your home cool. Different products abound here, as well. The measurement of efficiency is rated in 'R's – the higher the better. There are minimum levels but paying a small amount here to increase the R rating can make a dramatic difference to your comfort levels in the long run.

- Have you got the correct R (heat retention) levels or better?
- Has it been correctly installed – as per manufacturers' specifications?
- Do you have environmental considerations that may play a role in your choice of insulation used?



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WINDOW JOINERY

Choosing between timber and aluminium is not that easy. There are also ways of combining both wood and aluminium into one fitting. Again, your selection will depend on the style of home you're building. The old ranch sliders have evolved into many different designs. You can also specify commercial grade joinery that adds to the visual weight and strength so that doors and windows can be bigger.

- Think about adding in modern louvres to aid in airflow in summer, especially in northern climes.
- Windows come in a staggering range of options now – investigate widely and think hard about how and where they are to be used. Consult your designer and supplier for advice on what will be best.
- Are the windows and sliders the correct size and design on delivery?
- Have they been fitted with sufficient waterproofing?
- Have you considered double glazing for heat retention in winter? (well worth the extra cost)
- Consider tinted glass for protection of carpet and furniture fabric from sun fading.
- Identify the type of handles you want on your doors and windows.
- Sliders have options on configurations – surface sliders, ranch sliders, stackers or cavity sliders – choose the one most suitable for your job.

Websites to visit for more information:
NZ Joinery Manufacturers Federation
www.masterjoiners.co.nz
Window Association of NZ (WANZ) • www.wanz.org.nz

GLAZING

If you thought that glass is just glass, you're wrong!
Think about how much glass goes into the modern home, from the ranchsliders, to shower doors to internal room dividers. It's a lot, and as a result, technological innovations over the past few years have been significant and there are plenty more in the pipeline.
External light plays a major role in creating a wonderful living space, but be aware that you can have too much of a good thing.
Also, be aware that there are inferior products in the marketplace, as well, so feel free to ask your glazier where the glass is from and whether it meets the New Zealand standards.
Think about what you want and need in your home: noise protection; reduction in direct sunlight and/or UV rays that can fade carpet and furniture fabrics or cause wooden floors to dry and crack; heat retention; privacy – all these requirements can be catered for by different glazing.

- Have you thought of getting a separate glazing quote if installing timber joinery?
- Have you got tempered or toughened glass installed in the bathroom? Either must meet NZ standards.
- Have you considered glass balustrades instead of timber?
- Are your balustrades the correct height?
- If you're having extensive glass areas in any rooms, such as large ranchsliders and or windows, have you considered laminated or double glazing for heat retention?
- Are you in a noisy location and need noise reduction glass installed?
- Has the builder protected the glass surface during construction?

DOUBLE GLAZING

If you're doing renovations rather than a new build, double glazing systems can be retro-fitted into existing window frames – aluminium or timber – and will help create comfortable living in your home through increased warmth and reduction of outside noise – and, of course, a reduction in power bills. Double glazing also contributes to lowering the overall 'R' rating of your home – something you must be aware of when doing additions to your home.

- Approximately 50% of the heat lost from a well-insulated home with single glazing goes out through single glazed windows. Double glazing helps to retain heat in the winter whilst reduce heat gain in the summer this will create a potential saving on electric and other heating and cooling costs
- Using double glazed units reduces heat loss from a window by approximately 51%. This can be further enhanced by using different combinations of glass such as Low E and argon filled insulated glass units.
- Condensation forming on windows often lead to mould that is very unhealthy as well as destructive to building materials. Double glazing greatly reduces the risk of condensation forming on the window (we recommend that an active or passive ventilation system is also installed to achieve a drier home)
- By using a combination of special glass types the noise can be reduced by up to 50% of its previous level
- New homes now have to be double glazed. House buyers are increasingly educated on the benefits of double glazing and often this will assist in the sale of your home enabling you to achieve a premium price.
- In New Zealand's harsh UV climate, fading of furnishings and carpets can be a significant problem. Double glazing reduces the amount of UV light transference in your home (this can be further enhanced by using tinted glass in your double glazed unit).
- Ensure your installer uses glass that meets NZ standards

Editorial supplied by Dualglaze.
For a FREE quote on double glazing your existing windows call 0800 35 35 38 or for more information visit www.dualglaze.co.nz

Services & Utilities

THESE ARE THE ITEMS THAT KEEP THE HOME 'ALIVE'. INCREASINGLY, THE ENERGY WE CONSUME AND HOW IT'S USED IS BECOMING A MAJOR CONSIDERATION AS COSTS INCREASE – HERE'S WHERE TO REALLY PLAN FOR THE FUTURE...

TELECOMMUNICATIONS & INTERNET

Service providers for both these technologies are increasing in number and the services on offer are exploding. Let's face it, we can not do without telephones and increasingly we cannot do without the internet.

You now have the option of having services delivered through the cables that have traditionally brought these to you, or you can now go wireless – even for phone systems (not available in all regions). And, of course, you have the option of a combination of the two.

TELEPHONE

Services on phones have increased dramatically in recent years and you now have options such as caller ID, call hold, call forwarding and messaging with remote access to messages if you're away. These are available now and renovations and new home builds are an ideal time to review your current services to see what else is on offer. Telephone companies are now eager to offer packages combining cellphones, landlines and internet connections.

The future home may be quite different; as technologies converge, telephones will be quite different to those we are familiar with now. While new services can be speculated about, preparing for potential technologies can be as simple as pre-wiring your home with computer cable (see page 31).

GAS

There are a number of reasons to consider gas as an energy source in your home. Gas is cleaner burning than coal or wood, although modern wood pellet burners are very environmentally friendly. There is plenty of gas to continue the supply to the domestic market. **See: www.ganz.org.nz/plenty**

And, if you don't have access to natural gas that is piped to your home, there is always the option of using LPG in the form of gas bottles to run gas appliances - the bottles can be housed outside the home and piped to specific gas appliances.

WEBSITES TO VISIT FOR MORE INFORMATION:

Electrical Contractors Association of NZ Inc (ECANZ)
www.ecanz.org.nz

Energy Efficiency and Conservation Authority (EECA)
www.eeca.govt.nz

Energy Wise News on Line:
www.energywise.co.nz

INTERNET

There are areas of the country that cannot yet get broadband. If you do not live in one of those areas, then you must ask yourself the question, "Can you afford to live without a broadband internet connection?"

Broadband means you are connected to the internet all the time (at your control).

BROADBAND INTERNET FACTS ARE THESE:

- It is faster than dial-up
- You can do more with it
- It will only get better and cheaper

One thing you can consider is to have your internet connection to your home via the regular telephone wires but have a small wireless setup within your home so that you can use your computer anywhere within the house without having to be connected to a wall! These are easy and cheap to install and ideal if you have a laptop, most of which now come with automatic wireless internet modems already installed.

ELECTRICAL

You'll be surprised at just how much wire goes through a modern house, but given the number of electrical fittings, you need it! This is where good planning can really pay dividends – think not only about what you want now but what you may need in the future.

Entertainment, Lighting, Home Automation and Security are all elements of the electrical fitout that may need specialist attention. Consult widely during your planning. For lights, light switches and powerpoints walk through the plans with your designer and project manager to ensure that they're in positions that are convenient and functional.

- Do you have sufficient powerpoints through the house and in the right positions?
- Are the powerpoints, light switches, intercom boards installed evenly with each other and other elements on the wall?
- Is your home entertainment system hard wired into the walls (no more tripping over wire spread around the floor)?
- Have you future proofed for new light fittings, appliances or heating units and installed appropriate wiring (think outdoor heating, stereo speaker wire, outdoor lights, etc...)?
- Have you installed computer, security and stereo or other home automation cabling (better to do it now than rip holes in walls later)?
- Are they all protected from each other?

Heating & Ventilation

OPTIONS FOR KEEPING OUR HOMES WARM ARE MYRIAD – WITH SOME BEING BETTER THAN OTHERS DEPENDING ON WHAT AND WHERE YOU ARE BUILDING. INVESTIGATE THOROUGHLY & REMEMBER THAT MONEY INVESTED HERE CAN SAVE YOU BOTH MONEY AND HEALTH IN COMING YEARS...

HEATING OVERVIEW

New Zealand homes have been traditionally underheated which can lead to illness and poor health. The World Health Organisation says that a healthy temperature for homes is 18° Celsius (21° for young or old people).

There are three main ways of heating your home to consider. Spot heating, centrally ducted air and radiated heating. Spot heating is when you have individual heating units in rooms. This includes heat pumps, electric and gas heaters.

The benefits include only heating rooms you are using and the relative low cost if there are few units.

Centrally ducted air heating is when the heat is delivered into every room from a central heating system. The benefits of this system are that every room in the house is heated to a programmable constant temperature; there is flexibility in where the heat enters a room (floor, ceiling, even walls) which creates less disruption to space flow; there is good indoor air quality; it is custom made for each home's heating needs, and it is a safe and healthy way to heat your home.

HEATING CONSIDERATIONS:

- Fully programmable gas central heating systems give complete control over the temperature throughout your home.
- Modern 'flame effect' fires are freeing up designers to create beautiful and functional heating units unlike anything available before, and let's face it, the great advantages of gas fires over solid fuel burners like a traditional wood fire is the elimination of the mess and not having to get more firewood in a screaming Southerly!
- Do you have sufficient heating units for your new home?
- Have they been correctly installed as per manufacturers' specifications?
- Have you considered the trade off between price to purchase and the ongoing cost of running the units?
- Is the gas flued to reduce moisture build-up inside?
- Consider built-in outdoor gas or electrical heaters that will extend the use of your outdoor living areas into cooler months, and even make the evenings more enjoyable through summer.
- Consider the size of the room to be heated – larger rooms require greater power capacity on the heater.
- The Energy Efficiency and Conservation Authority has launched a rating system called the Energy Star Mark that allows you to identify particularly efficient heating units.
- Buying a unit from and installing it yourself may not be the best option in the long run – installation to manufacturer's specifications is often imperative for warranties to be valid. You're also more likely to get the type of unit most suitable for your requirements.
- If doing a new build then consider a whole home ducting unit with the heat pump installed in the roof cavity and vents inbuilt into ceilings.
- Ducted air is priced in the middle of the range and some people can find it a little drying. This can be overcome by purchasing units which mix in outside air with the inside air.
- Planning your heating options well in advance can help you reduce costs, making the better forms of heating more achievable.

For more information visit: www.plumbers-supreme.co.nz

WHAT IS A HEAT RECOVERY VENTILATION SYSTEM?

What is a Heat Recovery Ventilation System?
A true heat recovery ventilation system is a ducted home ventilation system designed to remove the stale damp air while also introducing fresher drier air into your home. The key to the system is the heat exchanger, which recovers heat from the air inside the home, before it is discharged to the outside, and simultaneously warms the incoming air. Heat recovery systems typically recover 67–95% of the heat in exhaust air.

Advantages of heat recovery systems include:

- Reduces heat loss from inside the home
- Recovers already generated heat, saving you money on your electricity costs
- Can be easily used effectively in combination with heat pumps
- Allows effective ventilation where open windows are a security risk and in windowless rooms (eg interior bathrooms and toilets)
- Operates as a ventilation system in summer, by bypassing the heat exchange system and simply replacing indoor air with outdoor air
- Reduces indoor moisture in winter, as cooler air outside will have lower relative humidity.
- Heat recovery systems meet the requirements of fresh outdoor air ventilation in Building Code Clause G4 Ventilation.

Remember, these are not heating systems, so some means of warming the house such as heat pumps may still be required. Some domestic ventilation supply systems, which draw air into a house from the roof space, are advertised or promoted as heat recovery systems. However When specifying, check that the proposed system actually incorporates a heat recovery device. Heat Recovery systems are the most cost effective home ventilation systems on the market, and will also reduce your carbon footprint, which is better for the environment and your home.

Article written by: Smart-Vent Home Ventilation

HEAT PUMPS AND AIRCONDITIONING

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.

HOME VENTILATION SYSTEMS

Home Ventilation Systems are increasingly seen as indispensable – as our homes become more airtight, the requirement for fresh air increases to both remove moisture and to filter pollutants from the air to help manage allergies and asthma. Home ventilation systems can also aid in the heating and cooling of air in your home and are surprisingly inexpensive to run.

In winter, air that is heated in your roof cavity by the sun is collected then pushed through filters into your home. It's warmer, drier and cleaner than the air in your home.

In summer, as the roof cavity cools (much faster than the inside of your house because the roof itself has no insulation) cool air is collected, filtered and pushed down into your home, cooling and replacing dirty and humid air

Consider the system being installed – look for endorsements and get competitive quotes, but remember cheaper is definitely not necessarily better.

Editorial courtesy of HRV

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CENTRAL HEATING

WARM WATER CENTRAL HEATING SYSTEMS ARE SO MUCH WARMER AND MORE EFFICIENT THAN OTHER HEATING METHODS BECAUSE THE WHOLE HOUSE IS HEATED EVENLY AND THE SYSTEM IS DESIGNED SPECIFICALLY TO SUIT YOUR HOME.

Radiant heating systems that warm the body, not the air, are proven to be the most comfortable method of heating for residential homes.

One size does not fit all with central heating. A heating design engineer will work out the kilowatt heat demand of each room in your house, and then size the heating system appropriately. There are a range of different heat source options and the heat can be delivered through radiators, fan coil units and/or underfloor heating. This means you have a customised heating system to suit your lifestyle, home and budget.

Warm water central heating systems are based around an appliance that heats water, such as a gas, wood pellet or diesel boilers, or, the latest technology electric hot water heat pumps and geothermal heat pumps. Underfloor pipes and/or radiators transfer the heat throughout the home. Not only do you get a constant temperature, safe & healthy air and fewer drafts, the system can also provide hot water to your domestic taps and heat a swimming pool or spa.

The key advantage of a radiator system is that the whole house can be warm within minutes of the system being turned on regardless of how cold it is outside. Not many systems can achieve this. This makes it perfect for New Zealand's changeable weather, and you can literally 'sit' on the heat. Each radiator can be thermostatically controlled or turned off in rooms that are not being used. The system is fully programmable for convenience of lifestyle and can be zoned to accommodate the home office worker or limit areas to being heated at certain times of the day. This equates to lower running costs.

Underfloor heating is perfect for concrete or tiled surfaces and is suited to those who spend most of the day at home. It is a luxurious heat the warms the body from the feet up. Unlike radiator systems that can be installed in new and existing homes, underfloor heating is typically only installed in new homes due to the obvious construction issues.

More and more discerning homeowners are choosing to install warm water central heating systems that are customized for their homes. The automated and controllable heat, along with the benefit of not being tied into one energy source make it an attractive and future-focused home heating solution.

Contact Central Heating New Zealand on 0800 357 1233 or go to www.centralheating.co.nz for more information.

Supplied courtesy Central Heating NZ

ENERGY CONSERVATION

Obviously this is a major concern for many people building homes now, with the impact on the environment on a global scale with global warming and locally with air pollution.

Energy conservation can be built into a home to enable passive conservation of energy. This means designing your home with elements that maximise the natural warming of the sun to reduce energy use and using appropriate building materials to retain that heat.

Examples of this include:

- Use of concreteslab flooring as a heat sink - using the sun to warm the concrete so it can release heat when it becomes colder at night.
- Orienting homes to face North to enable the sun to warm the house.
- Use of Solar Water Heating to reduce reliance on electricity
- Insulation - installing insulation at 'R' levels over and above the minimum requirements as set out in the Building Code.

There comes a time, however, when you have to heat your home because it's cold! The Energy Efficiency and Conservation Authority has an appliance efficiency rating that will help you compare different appliances, for instance comparing between heat pumps.

Energy Efficiency and Conservation Authority (EECA)
www.eeca.govt.nz

NEW ENERGY CONSERVATION MEASURES ANNOUNCED

New energy efficiency initiatives have been announced 3 May 2007 applying to new homes built in the South Island and the North Island's Central Plateau from November this year, to most of the rest of the North Island from July 2008 and to Auckland and further North from October 2008.

These initiatives include:

- Tougher insulation requirements, including double glazing in most climates
- A new Compliance Document making it easier to install solar water heating systems across New Zealand, cutting the price of installation by as much as $500.

WEBSITES TO VISIT FOR MORE INFORMATION:

Electrical Contractors Association of NZ Inc (ECANZ)
www.ecanz.org.nz

Energy Efficiency and Conservation Authority (EECA)
www.eeca.govt.nz

Department of Building and Housing
www.dbh.govt.nz/energy-efficiency

Energy Wise News on Line:
www.energywise.co.nz

Flooring & Interiors/Furnishings

THE 'ICING' – THESE ARE THE ITEMS THAT HAVE SUCH AN EFFECT ON THE AMBIENCE OF YOUR HOME, WHERE CREATIVITY CAN BRING A MEMORABLE AND PERSONAL TOUCH...

INTERIOR DOORS

When considering the doors to be put inside your home, price, as always, is a factor, but also think about some of the long term implications of what you buy, which can have a major impact on the value of your home and the quality of your living.

Solid timber panel or veneer doors can help in reducing both sound transmission and heat loss. Reducing internal noise creates an ambiance inside your home that is hard to beat and with an increase in heat retention during winter you will subsequently enjoy cost savings in power.

Editorial courtesy: Parkwood Products

Ph: 06 349 1818 or email: dean@parkwooddoors.co.nz

TILING IN YOUR HOME

Your choice of tiles & the quality of their installation should be the 'icing on the cake' of your project. Tiling in your bathrooms and on your floors can set the tone and greatly affect the appeal and value of your home. Here are some useful tile tips to help you make good tile-related decisions.

PLANNING & COLOURS

Start planning early. Tiles must be allowed for during construction, as they affect floor heights and floor/wall linings. Allow time to choose the right tile or colour combination. Last minute decisions are hardly ever the best ones, and if the perfect tile for you is an indent item, then you may need to order it 2-3 months in advance.

Remember that tiles will probably be a dominant part of your décor in certain areas – consider them along with your early colour decisions such as exterior cladding, paint, carpets, & wood flooring.

BUYING & INSTALLING

To create a stunning result, buy quality tiles. Low-priced tiles often have hidden flaws that may not become obvious until they are installed. Use porcelain-bodied tiles in utility rooms and heavy traffic areas, as they are more durable than ceramic tiles. Always use porcelain-bodied or outdoor terracotta tiles in outdoor areas – never glazed ceramic-bodied.

Under-tile heating makes a positive difference to your comfort in winter as well as adding appeal & value to your home. Install it if you can fit it in your budget. Use a reputable installer. Check references or ask to see examples of their past work. Beautiful tiles in the most fantastic home can be spoilt completely by substandard installation.

Make sure you buy a few extra tiles so you can store some away for future use. It can be very difficult to match the tiles exactly after time has elapsed. Stuck for ideas? Ask for help! Good tile stores will have consultants who can offer service & expert opinions so that you can choose with confidence.

Provided courtesy of 'Porcelanosa by Pars Tiles' Tile, Stone & Bath Showroom

SOFT FURNISHING TIPS

It's important to use specialists when furnishing your biggest asset and investing in the right products will make all the difference. that's where auckland drape company excel, connecting the right product, with the right environment, with the right customer, leaving the customer delighted with their purchase.

Here are some points to consider when looking to purchase drapes and blinds:

Get a budget established before starting. To save you a lot of time looking at product that may not suit your situation. Custom made curtains and blinds are almost always dearer than ready-made products.

Use a reputable company specialising in soft furnishings. They employ people of high standards, often with interior design experience. They will have a wealth of knowledge of fabric composition, colour, styles and practicalities.

Don't pay for quotes. You don't need to. Companies who charge for quotes may tell you their expertise is more valuable than others. This is very unlikely, if not misleading.

When possible choose your carpet and curtain fabrics before, or at the same time, you choose your paint colours.

When considering the design of your drapes give thought to the size of the room. Often lifting the rods 100-200mm above the frame or even up to the ceiling will make the room feel bigger.

Drape length can be a personal thing, whether you like them well off the floor, just to the floor, or dragging on the floor. Remember if you have them touching the floor you won't be able to achieve a structured look from your drapes as the fabric will loose its pleated look as the fabric drags on the floor.

If you are wanting to give your home a contemporary look use sunscreen blinds as sunfilters instead of Net fabric. This gives nice clean lines to the window and looks great from the outside.

Drapes made using Linen, cotton or Hemp will move up and down. They look great but make sure you have these fabrics well on the floor.

Express your personality. Not every room in the house has to have the same fabric or style. Enjoy your designing & buying experience. Choosing a drape company that has a good reputation & that care about your purchase is important.

Don't assume that paying a high price for your fabric means you are buying long lasting fabric.

Comparative quotes. If you get more than one quote make sure that you are getting "apples for apples". In other words, make sure it is the same fabric, lining, style, meterage, and tracking. You may find the dearer quote could be the "cheaper" quote if the same product was quoted on.

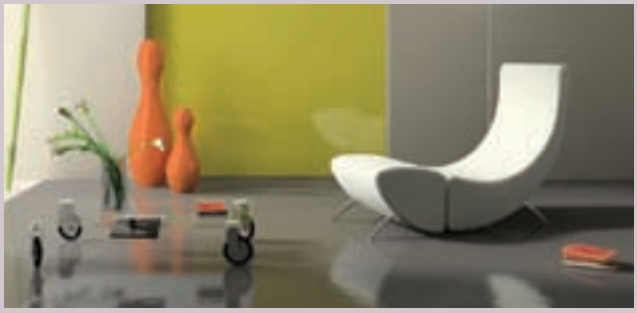
Get a written guarantee. Whilst you are covered by the consumer guarantees act, you should always get a guarantee of workmanship and quality.

Supplied courtesy of Auckland Drape Co

INTERIOR DESIGN

Now you have a fabulously designed home, consider the interior fitout – ideally it will match the exterior for taste and quality, at the very least it should match the style. Colour consultants, interior designers and decorators (not necessarily the same thing), have increased in numbers as more people realize that to achieve a certain look is not that easy.

- Interior designers can be brought in early to work with the architect or architectural designer to provide a second opinion and counterpoint on the layout of rooms and their relationship to each other.
- This is where you live – think hard about the colours and materials to be used inside.
- Old furniture in a new house or antiques in a modernist home can either work... or not! Consider whether you need to update your furnishings (if you can afford to).
- If you are updating furniture and decorative elements, such as art, interior designers and decorators may save you money through the discounts they can gain that will help offset their fees.
- What colours do you like and are they appropriate for the rooms you'd like to use them in? (some colours increase energy, others are 'cold' – consult colour consultants or look up on the internet)
- Soft furnishings are both functional and decorative. Closed drapes are very effective at preventing heat loss as well as providing privacy but they make up a large visual area so carefully consider the design before having them made and installed.
- There are always fashion items that will seem dated next year so beware buying the latest hot item that may be in the bargain bin within months.



INTERIOR AND EXTERIOR PAINTING

The finishing is all important but the preparatory work is critical to the quality of the end product.

- Ensure correct paints are used in specific areas like kitchens, bathrooms, doors and window frames.
- Look for sloppy work and make sure it's cleaned up. Ensure angles are cut in to keep lines sharp.
- The quality of paint has no impact at first, but over time, quality paints maintain their sheen and finish where cheaper paints fade and chip more readily.
- 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 colours specified?

LIGHTING

The right atmosphere can be created by well designed, carefully planned and executed lighting installation: to eliminate contrast and create balanced light in a room.

There should be at least three kinds of lighting:

- Soft, indirect ambient light should illuminate the whole r oom with a glow
- 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 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. As a rule of thumb, it is recommended that you allow approx 1.5 to 2 % of your total budget for the lighting.

- Consider how you use a space, and what degree of lighting flexibility is required over time (over a day, or as room use changes over a few years)
- 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 of.

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 lighting in closets as this can help illuminate dark corners.
- Consider practical considerations such as ease of changing a light bulb, or not placing hot light fittings where they may be touched.
- 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? Don't worry about having too many switches but now is a great time to consider installing home automation products that can control your lights – see our Home Automation and Pre-Wiring sections.

- Is the kitchen lighting and other task lighting sufficient so that no shadows are produced?
- Have you considered dimmers? Dimmers create lighting flexibility within a room – from bright to relaxed.
- Are the transformers correct for the types of lights you have installed (if required)?
- Are the lights selected correct for the specific job you want them for?
- 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?
- Has the electrician created holes for the lights in the correct position as per your plans? And during installation, has the electrician installed the correct lights in the right places in the right way?

INTERIOR LININGS

No sheet lining material has a surface that is perfectly flat and totally free of minor imperfections. However, by paying careful attention to the design, the materials used, the lighting conditions and installation of the framing, linings, paint and wallpaper, small imperfections can be minimised.

- Ensure framing is dry and straight.
- The use of thicker 13mm plasterboard with metal ceiling battens helps provide a straighter ceiling that is less likely to result in problems.
- Sheets should be fixed horizontally as the joint is less likely to be visible.
- To reduce the visibility of any imperfections use light colours and flat paints or textured wallpaper and avoid critical lighting - light striking a wall at a shallow angle. Use light shades or recessed downlights and position windows away from wall edges and ceilings.
- 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.

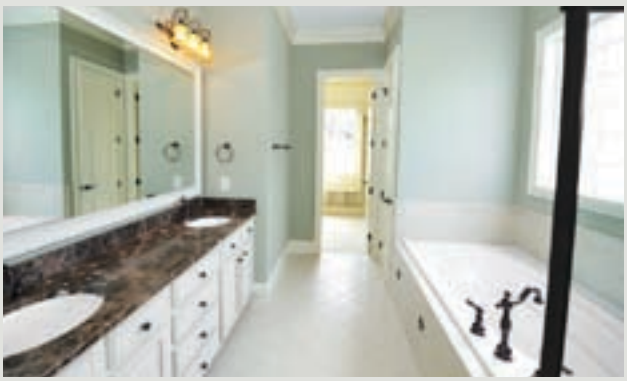
There is a range of plasterboard options on the market with differing properties. Water resistant plasterboard is available to help protect against moisture damage in bathrooms, laundries and kitchens. Noise control plasterboard systems are available to help reduce noise transmission between rooms and between floors in two storey homes. Plasterboard is also available with special smooth paper to assist where a higher quality finish is desired.

Before you start renovating or decorating, you need to decide whether it is worth restoring old wall linings, or whether it is better to replace them with new linings. This decision will depend on the condition of your existing linings, how long the preparation work will take and whether you can achieve the quality of finish you require. In many instances, the sensible option is to remove the old linings and install new ones. This may save hours of tedious work and the disappointment of a less than satisfactory result.

There are alternatives to plasterboard, too. Wood panels, glass and fibreglass have been used and there are now bamboo sheets.

- Are they even and undamaged?
- Is the plastering even and sanded correctly?

Website to visit for more information: Interior Systems Association of NZ (ISA) www.awcinz.org.nz



FLOORING

The choice of flooring within your home is a prime consideration. The type of finish and the effects of the materials chosen can have a major impact on your life, from ease of cleaning to acoustics, fashion to durability. There are areas within your house where carpet is obviously not welcome, such as bathrooms and kitchens but there are still myriad alternatives for these areas, such as ceramic tiles, rubber, cork, wood or concrete.

CHECKLIST FOR SOLID TIMBER INSTALLATION

Your timber floor is not only a substantial investment in money but is is of vital importance and must be in good condition before the floor goes down. Make sure your builder has checked the moisture levels of the substrate before laying the timber.

LAYING

Make sure your installer follows manufacturer's instructions. If these are not followed the warranty may be void:

- Timber moisture content: a minimum of 10% of the boards to be laid should be checked and should have a moisture content of 8-12%; if air-conditioned or heated, then 7-12%. Note – wide boards require a higher tolerance
- Is the correct waterproofing and glue used?

- Has the installer started in the centre of the room and ended with an even board against the wall? Note – there should be a minimum 6mm gap to all walls and structures to allow for movement.
- Timber should be relatively straight and not installed under tension. Don't 'over cramp' and compress wood fibre.
- When face nailing onto joists, individual boards should be nailed with two nails. If 'secret nailing' ensure the correct glue is used and it is recommended not to glue the profile
- Make sure high points on the substrate are sanded or ground off – low points should be marked and additional glue can be used to fill. Again, use correct glue with good mechanical fixing or weights to ensure the glue adheres to the substrate – DO NOT glue the profile.

SANDING AND FINISHING

Many options are available to finish your timber floor to keep it looking gorgeous, protect it from knocks and sun:

- Moisture Cured – various gloss levels: clear, standard or tinted
- Water borne – also various gloss levels: clear, blonded or coloured
- Oils

SUBSTRATE

- Is it level and clean? Concrete grinding, sanding of Plywood or Particle Board will probably be required
- If laying on concrete, has recommended Concrete Primer (a form of waterproofing) been applied? this will also achieve better glue adhesion
- Have loose Plywood and Particle Boards been screwed and/or glued down?
- Moisture content of Plywood or Particle Board should be below 14%?
- Is the substrate well vented and no pooling of water?

Kitchen & Bathrooms

THE KITCHEN IS WHERE FRIENDS AND FAMILY SPEND A LOT OF TIME AND INCREASINGLY IT'S THE HEARTBEAT OF THE HOME, WHICH IS WHY WE'RE DEVOTING SO MUCH SPACE TO IT.

Kitchen Design

New designs, new gadgets and features make kitchens one of the more fun elements of your new home to plan. The layout of your kitchen will be largely dictated by the available space and its relationship to other rooms and traffic flows, but there are elements within the kitchen itself over which you have a wide range of choice.

- Consider how much storage space you need.
- Remember the golden triangle of sink/bench, fridge and hob and try to make sure it's not too big or things are in the way.
- Do you have enough bench space (depth as well as length)?
- Think about rubbish handling – recycling of cans and glass and compost bucket for organics.
- Consider the traffic flow in and around the kitchen. Are there areas where work collides with traffic and how can this be redesigned to minimise impact?
- Think about the possible reflection of the sun off stainless steel.
- Do the rubbish bins you've selected fit under your sink with the assorted drainage and water pipes?
- Where and how will you store cleaning products, especially for easy access?
- Water filters are regularly thought of but how about a soap dispenser?
- Are the handles easy to use – can you get your fingers in; will they be dirt traps?
- The kitchen tap is the most used in the house – get a good one.
- Are the materials chosen for cupboard/drawer facings and benchtops easy to keep clean and durable?
- Do you have sufficient lighting and lights in places where they're needed?

Gas is a great way to cook. You can precisely control the temperature which is one of the many reasons why chefs prefer to cook with gas. It gives fantastic indoor and outdoor cooking options, with a wide range of ovens, cooktops and barbeques in the latest styles to suit any home and budget.

Even if gas is not available in your street, you can install large home use tanks that will last a household months and can get replaced whenever you want.

BENCHTOP(S)

Today a growing number of materials are available for your benchtop and therefore selecting the proper kitchen worktop surface can be confusing. Deciding what style suits your kitchen and what material you choose defines in most cases the budget required. It is an important step to get it right.

Deciding what material to use is only the beginning, with similar options to Splashbacks. Additional decisions have to be made, however:

- What edging profile do you want
- How thick do you want your benchtop to be?
- Do you like the quality and visual impact of stone or the simple functionality of stainless steel? Laminate benchtops offer an almost bewildering array of colours and designs that can help you create a major impact.
- Consider different heights on the benchtop between breakfast bar and work area, or recesses within the bench for the sink and/or condiments or decorative items.
- If installing an island or standalone bench projecting from the wall, do you want to have a wall to hide the work area?
- Be aware that templating may be needed to shape the benchtop to a particular space and if this is the case then there may need to be a temporary benchtop to bridge the time span.

Natural Stone is considered the top of the range choice for your kitchen benchtop, with Granite as the most commonly used material and chosen for its proven durability and lasting value. Granite worktops are available in polished and matte finishes, are heat, scratch and wear resistant, but require sealing to prevent staining and are expensive.

Engineered Stone is a composite product which uses granite chips as its main component and adds resins to create a uniform stone surface. It is non porous, has good scratch, heat and stain resistant properties and does not require additional sealing, but is expensive.

Solid Surface is a composite product which uses acrylic and/or polyester polymers as its main component and includes colorants and stone chips to create a homogenous, non porous surface. The surface is lesser scratch, heat and stain resistant, but easier to repair and is also expensive.

Stainless Steel is highly durable, heat and stain resistant but does scratch (although the patina of scratches gives depth to the surface over time and they come to provide a depth to the benchtop). Mid-range in price, Stainless gives a kitchen a strong, modern and functional feel.

Concrete is strong, moldable, heat and scratch resistant but requires sealing to prevent staining. It's heavy, so requires good bracing, but gives a kitchen a strong bold statement and fits with modern decors.

High Pressure Laminate (HPL) is traditionally the most commonly used kitchen worktop protection and available in endless patterns, textures and colours. The development of new benchtop products such as Engineered Stone has had a positive influence on the laminate industry. New laminates are being launched providing depth and texture for a new luxurious look. Better abrasion resistant surfaces are being engineered to provide improved wear and scratch resistance. A wider range of edge finishes can be achieved, such as tight radius bending "Tight-Roll" simulating an Engineered Stone edge appearance. HPL is comparatively inexpensive, is non porous, resists staining and is easy to clean. Although the surface is less scratch resistant, with normal care the benchtop will last for many years.

Care should always be taken whatever the worktop surface product you choose. Ask your benchtop manufacturer for advice.

SPLASHBACKS

Splashbacks are a given in the modern kitchen but the choices are many:

- Tiles
- Glass
- Stainless Steel
- Laminate
- Concrete
- Stone

☐ If using glass, ensure the manufacturer uses good quality manufacturing techniques and quality glass.

☐ Do you want the splashback to run the full length of the benchtop or just behind the hob?

APPLIANCES AND RANGEHOODS

The options here, too, are many and varied. Different power supplies – gas and electricity – and different hob types – gas, electric-ceramic induction cooktops or electric – provide additional choices.

- Hobs can be seamlessly integrated with Stainless Steel benches.
- Solid cast iron trivets (the 'frames' on which pots and pans sit while being used) are generally better but are more expensive.
- Stand alone ovens are an aesthetic option for a more commercial or traditional kitchen look.
- Rangehoods provide a way of further enhancing a chosen style. A built in rangehood is a minimalist option or the new square ultramodern designs work for contemporary kitchens. At the end of the day, choose what you like.
- Wall ovens can be placed at chest height or under bench – there are good reasons for each position but it's often dictated by the shape of the kitchen.
- Consider the new combination microwave/convection ovens for use as a second oven, giving you greater flexibility for cooking.
- Double door fridges provide additional cold storage if you have room and icemakers are a luxury that can become a necessity surprisingly easily once you get used to them.

LAUNDRY

Every home needs one, whether space is at a premium and the laundry is shared with the kitchen or bathroom, or you can afford to spread out and have a seperate room.

- Consider storage for all those items you need here – detergents, clothes baskets, ironing board and iron.
- Is this at the back door – if not, how will you access the clothesline?
- Have you considered a rack for drying clothes inside?
- Are the appliances easy to access and fill and empty?
- Is the lighting sufficient for the tasks being done?
- Is the door here (if there is one) suitable for pet doors?

STORAGE

- Storage is critical for all the things you collect over the years and are convinced you need to keep.
- Access to the roof cavity using pull down attic doors can give a huge amount of usable space otherwise being wasted, or consider trapdoors to under floor space for things like wine cellars.
- Cleverly designed and located cupboards are incredibly useful. Look for opportunities during the design stage and add them wherever space and budget allow.
- You can never have too many cupboards!

WARDROBE DESIGN

Wardrobes have come a long way from being just a shelf and a rail in a cupboard. Today their design can incorporate anything from double hanging spaces and sliding shoe drawers to pull out mirrors and laundry bins. They can be built into existing wardrobe spaces, be a separate area (WIR) or be designed to stand alone as an attractive piece of furniture in your room.

A custom designed wardrobe is preferable as it will ensure that each inch of your room is used in the best possible way and provide considerably more useful storage space. They can be designed to fit your personality and individual needs rather than the traditional 'one size fits all'. A good wardrobe manufacturer can make your wardrobe in a range of styles and colours. When installing a wardrobe, select one that is made from the finest materials. Choose a unit that is ergonomic, stylish and the perfect match for your room design and decoration choice.

Like any other area designed for your personal use there are certain things you need to consider:

- What style and colour of wardrobe do you like?
- What shape of wardrobe, i.e. L-shape, galley style etc will make the best use of your space?
- Think about your clothing, accessories, shoes etc. Do you want separate storage for each type or style of clothing? E.g. evening, work wear, casual etc
- Do you need long hanging for coats, long dresses, dressing gowns?
- Do you need built in drawers?
- How much shelf space will you require? Don't forget about jerseys, handbags and hats.
- What budget range are you comfortable with?
- What depth should your wardrobe be? For example, at a 300mm depth, clothing on a coat hanger will not be fully covered whereas at 600mm it will be.
- Where will you store your shoes? Sliding shoe drawers? Or a shelf around the bottom?
- Consider the traffic flow through the area – will any part of the wardrobe obstruct other users of the area?
- Would features such as pull out pant racks, tie or accessory drawers, hide away mirrors or laundry storage be beneficial to you?
- Do you need doors on your wardrobe? These can incorporate a mirrored panel or be coloured to match your décor.
- Are your doors to be hinged or sliding as this impacts on accessibility?

Finally good wardrobe design is vital in ensuring that your new storage area is suitable for your both your short and longer term needs. Be sure to visit a professional wardrobe designer for good advice.

Information kindly supplied by Pridex Kitchens and Wardrobes 0800 400 510 or www.pridex.co.nz

CENTRAL VACUUM SYSTEMS

New houses are now becoming almost "airtight" and draft free meaning INSIDE POLUTION influences, like cooking fumes, aerosol sprays, cleaning compounds, pet hair and even your vacuum cleaner can effect the health of everyone in the home.

Older homes have all the same problems as mentioned above, but they also have dampness, mould and in-ground dust and dirt coming from floors, walls and ceilings to contend with.

Allergies, asthma and respiratory tract infections are increasing at huge rates. Central Vacuum Systems have been clinically proven by independent tests to relieve allergy symptoms.

Central Vacuum Systems carry contaminants away from the living areas (usually to a garage or basement area) and provides a measurable relief for allergy sufferers from nasal, eye and sleep symptoms and provides for a cleaner, healthier home environment.

Check the quality of the system you're considering before you buy as there are features that some systems have that are not available in others.

Editorial supplied by Beam Central Vacuum Systems: www.beam.co.nz

BATHROOM

Another exciting part of the project is creating your bathroom. The kind of environment you want your bathroom to have is dictated by materials, space and finish and many of the advice given to kitchens (pg 46), apply here, too.

- Tiles are an obvious choice of material here but wooden or concrete floors and painted walls have their place (carpet is not recommended, however).
- The fashion is for larger tiles rather than smaller and these help convey a sense of a larger space when the room is small; conversely, small mosaic tiles are still very fashionable and work well in small spaces, too.
- Fixtures come in a range of materials – examine the performance characteristics before making decisions.
- Don't forget ventilation and heating – especially underfloor heating (very nice in the winter!) - the room must be able to be fully dry within 30 minutes.
- Tapware is important to the look and feel of your room and modern built retro designs are an option along with modern designs; consider large mirrors to make small bathrooms look bigger.
- The towel rail should be as big as you can afford and fit – more people, more towels.
- The waterproofing is essential so don't scrimp – even though you can't see it, incorrect application will be costly in repairs.
- Have you got toughened glass rather than tempered glass in the bathroom?
- Is the tapware correct for your water pressure?
- Lighting is important, from task lighting for makeup application, to soft non-directional lighting for relaxing baths or midnight visits.
- Can you fit two basins in, or one large one with two taps, so that two people can use the basin at the same time?
- Does the layout work – can you open the shower door without hitting anything, or bend over the sink without bouncing off the wall behind you?
- Is access to the shower and bath easy? Does the door open the right way?
- Do you have sufficient storage for everything you want to keep in the bathroom (makeup, first aid, personal products, medicines (not recommended because of temperature and moisture fluctuations), bathroom supplies)
- Natural lighting is often sacrificed here: consider installing a roof window or solar tube.
- Where Glass is mentioned showers must have NZ Safety Glass to ensure Council signs it off.
- Check product warranties when selecting bathroomware and after sales service
- Only use qualified installers
- When cleaning acrylic showers only use products that are clearly marked and identified as suitable.

WEBSITE TO VISIT FOR MORE INFORMATION:
National Kitchen & Bathroom Association NZ Inc (NKBA) • www.nkba.org.nz

Landscaping

LANDSCAPING IS THE PACKAGING OF YOUR HOME & PLANNING SHOULD BEGIN AT THE START OF THE PROJECT.

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 often 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.

GARAGING

Given the investment we have in our cars, it's surprising there aren't more garages with doors. Garages have come a long way and now are seen as an integral part of the design of the house and doors can be sourced that enhance the street appeal. On the other hand, prebuilt units can be bought and installed rapidly and cheaply. The concrete slab is fundamental to the garage. Be aware of what is underneath your planned garage – drains may mean the concrete needs reinforcing which can dramatically add cost.

PLANTING

- Plants are surprisingly expensive because there is generally so much that needs to be planted.
- Consider the trade off, however, in choosing larger plants that may be 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 .
- Grouping plants together can make a strong garden statement
- The notion of the low-maintenance garden is very hard to achieve, short of lots of concrete and few plants, so make sure you're prepared to keep on top of your garden to ensure it looks its best.
- 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.

WEBSITES TO VISIT FOR MORE INFORMATION:

Landscape Industries Association of NZ
www.lianz.org.nz

NZ Institute of Landscape Architects (NZILA)
www.nzila.co.nz

PATHS AND DRIVEWAYS

- Different materials are available for paths but ensure they're in keeping with the rest of the house.
- Think about why you want paths in their particular location and consider how much sun the area gets which may dictate what kind of material you use.
- Concrete or stone driveways can add greatly to the aesthetics of a home and are very practical.
- Small river stones look great but their smooth edges mean they move, so are impractical for walking or driving on. Think about the size of stones you're getting and how well they compact down, as well as the aesthetic considerations.

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.

- Make sure you check with your Council before commencing construction.
- Is the correct grade of timber used?
- Are the vertical posts installed solidly and evenly?
- Is the fence the correct height or do you need to get building consent?
- Have you discussed the fence with your neighbour?

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. Not only can they greatly add to the beauty of your property, but anyone who likes swimming will revel in being able to plunge into their own pool in their backyard. Families with children will especially enjoy the fun and entertaining aspects of a pool. For many people, the extra effort is well worth it.

- 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.
- Consider the location of the pool and access to your living areas – do you want it to be readily accessible or to have the pool in a more private location?
- The pool can be a major feature of your landscaping – lighting plays an important role here.
- Consider the landscaping around your pool – decking and paving are often important to have in areas that get wet regularly.
- Have you considered where to put the water treatment plant?

SWIMMING POOL OPTIONS

The Building Act and Council's District rules deal with installation, access and control of swimming pools. Professional help is advisable before building a pool. Pool builders services include amassing the trades people required to complete the job.

Families with children will especially enjoy the fun and entertaining aspects of a pool while also adding value to their property. Parents with teenagers enjoy the security of knowing their children use the pool as a safe meeting place for friends.

Concrete, vinyl and fibreglass options are available. Concrete pools, the most expensive option, have unlimited shape and design and are extremely durable, but take at least eight weeks installation. Fibreglass pools are a less expensive option, are very durable and can be installed very quickly, they come in preformed designs and need installation on level ground. Vinyl pools are least expensive and can be easily installed on slopping ground, above ground, inground, or semi-inground, and have a 10 year life expectancy.

- Consider the location of the pool and access to your living areas – do you want it easily accessible or more private?
- The pool is a major landscaping feature – lighting also plays an important role. Carefully choose decking and paving for wet areas. Don't forget your machinery housing.
- Carefully choose plants and trees around your pool– leaves can clog your system and make cleaning more difficult.
- A pool heating system will extend your swimming season. Solar is cheapest, but gas and electricity are more effective.
- Your local pool shop will aid in regular water balancing by performing free water tests and advising on any additional water enhancement products.
- Automated water treatment systems reduce the amount of time spent working on your pool.
- An automatic cleaner reduces the effort of vacuuming your pool.

NOTES: .....

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DECKING AND PAVING

- Outdoor areas are becoming an increasingly important part of New Zealand homes. Our climate is such that we can spend many months outside in the evenings, and decks or paved areas are essential.
- Drainage is an important component of this stage and needs to be considered early in the process. Is the drainage sufficient?
- Also, where decks attach to walls is a weak point for moisture, so ensure the proper procedures are followed.
- Paving is an alternative to wooden decks that may have an advantage in durability and can open up creative opportunities.
- Have wall attachments been done properly?
- Is the deck rated to hold sufficient people?

Maintenance

ENJOYMENT AND ONGOING MAINTENANCE

As nice as it would be, it never finishes here! There are always things to be done – touchups to work, things that didn't get fitted into the original budget, changes to what was done originally, repairs to items that have broken in the meantime. Ensure you maintain your house, now your home, regularly:

- Check and clear gutters regularly. The last thing you want to be doing is standing on a slippery aluminium ladder in a storm at 2am with buckets of water coming down while clearing out your overflowing gutter (you really don't want to be doing this).
- Painting needs to be regularly done – timing is dependent on materials, colour, quality of paint and exposure to weather but get it done, even if you have to listen to the cricket while you paint. Paint one wall per year and the window frames on the fifth.
- Decks and paths, especially where shaded, can grow moss and this can be slippery and dangerous. Clean regularly.
- Check drains to make sure they're clear.
- Check filters in the water system to ensure steady pressure.
- Clean your septic tank regularly if you have one.
- Check your roof – it's what keeps you dry – replace cracked or broken tiles or monitor condition of the steel.
- Ensure plenty of mulch or bark goes on your garden a couple of times a year – it'll save a heap of time on weeding.
- Make sure little jobs around the place get dealt to – studies have shown that taking care of these can add three years to your life (it's true!)
- Get your chimney cleaned regularly – some insurance policies won't cover chimney fires unless you can prove it's been cleaned.
- Clean the outside of windows – you'll be surprised what a really wonderful difference it can make inside and out.
- Clean your house! Some cladding and roofing manufacturers' warranties are void if this is not done!

Wrapping Up

FINISHING: FINAL INSPECTION AND CODE COMPLIANCE CERTIFICATES

You, as the owner, must advise the BCA when work is completed and book a final inspection. When this inspection has been passed you must apply for a code compliance certificate (CCC), (although in reality this is likely to be delegated to your builder or project manager. The BCA will then issue you with a CCC if satisfied on reasonable grounds that the completed work complies with your consent documentation.

A new licensing system will come into effect on 30 November 2011. From that date licensed building practitioners (LBP) will be required to carry out or supervise significant building work, such as new buildings, extensions, major alterations or changing the use of a building. When completed, this work will need to be certified by the LBP that it complies with the building consent.

If a notice to fix is issued you are legally required to make sure the work on the notice is corrected and advise the council when everything is done. You may have to go back to your contract with your builder and see who is responsible for the work that needs fixing. The council will inspect and consider whether or not a CCC can be issued once you advise it that you have fixed the problems.

There is a considerable emphasis on getting a CCC under the 2004 Building Act and there are benefits, as well:

- Should you want to sell your house, not having a CCC could be a major obstacle – sale and purchase contracts are often conditional on a CCC having been granted.
- You will have the peace of mind of having the 'final sign off' on the finished building in compliance with the Building Consent.

RUBBISH REMOVAL

Now that the building work and possibly the landscaping work is all finished, you may well find that there is a certain amount of detritus left behind from assorted tradespeople and sub-contractors. It is important to dispose of this correctly and in an environmentally sound manner. There are specialist companies who can do this work for you and we encourage you to make contact with them to ensure your home is finished properly to your complete satisfaction.

Finally, enjoy what you've achieved.

The amount of time, effort and money you've spent on this project has been done so that you have something you'll love.Take time to sit and look and enjoy what you've built...

YOU HAVE EARNED IT!

VOUCHERS

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Contact us at: www.buildingguide.co.nz; email: info@buildingguide.co.nz; ph 09 360 8885 or fax 09 360 8887; or mail: PO Box 78-152, Grey Lynn, Auckland, New Zealand. **Sales enquiries:** 09 360 8885

All photography Caroline Ducobu, except where identified. MPA Member. Printed on paper sourced from managed resources and using vegetable based inks.

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36 Painting & paperhanging		
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39 Bathroom tiling		
40 Bathroom fixtures		
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SERVICES & UTILITIES		
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47 Drainage		
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LANDSCAPING		
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55 Garaging		
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WIN With the Homeowner's Building Guide...

HOMEOWNER'S BUILDING GUIDE

Rinnai GAS APPLIANCES

YOU COULD WIN ONE OF TWO FABULOUS RINNAI NEIL PERRY™ T-GRILL BBQS, WORTH $1500, FOR YOUR NEW HOME OR RENOVATION, SIMPLY BY FILLING IN OUR READER SURVEY FORM AND SENDING IT BACK TO US.

The Neil Perry™ T-Grill uses Rinnai's exclusive CrossRay™ technology that recreates the flavours of charcoal but using gas! Constructed of graphite powdercoat and stainless steel, the T-Grill features Smoothstart™ one-turn ignition, a Triple-skin hood, porcelain coated, cast iron grill plates for excellent heat distribution and an easy-to-clean surface, and comes complete with tailored heavy duty cover and Rinnai apron.

Let us know what you are planning to do and when, and the items you'd like more information on and we'll put your name in for our Xmas draw for this stunning designer BBQ. Everyone who sends our survey form back goes into the draw.

Please note: by ticking any of these categories you agree to allow us or our advertisers to contact you as follow up.

Prize Package Includes: One of two Rinnai Neil Perry™ T-Grill BBQs, recommended retail value of $1500. Prize is BBQ and specified accessories only. Prize drawn December 2009. Check our website for the 2010 prize. Winners will be notified by email or phone and winners' names will be posted on the www.buildingguide.co.nz website. No purchase is necessary.

Name: .....

Address: .....

Company: ..... Position: .....

E-mail: ..... Phone: .....

TYPE OF PROJECT: (YOU CAN PICK MORE THAN ONE CATEGORY)

☐ New House ☐ Renovation ☐ Addition ☐ New Bathroom ☐ New Kitchen

WHEN ARE YOU PLANNING TO BUILD: ☐ 0-3 MNTHS ☐ 3-6 MNTHS ☐ 6-12 MNTHS ☐ 1-2 YRS ☐ 1-2 YRS ☐ 2 YRS+

Budget: ☐ →$50k ☐ $50-$100k ☐ $100-$250k ☐ $250k-$500k ☐ $500k+

PLEASE TELL US WHERE YOU GOT THE NEW ZEALAND HOMEOWNER'S BUILDING GUIDE FROM:

☐ Council with consent application form ☐ Council with consent ☐ Council office counter

☐ Certified Builders ☐ Mitre 10 ☐ Other Building Supplies Company (please name)

☐ Master Builders ☐ Other .....

CATEGORIES YOU'D LIKE MORE INFORMATION ON:

(Please note: by ticking any of these categories you agree to allow us or our advertisers to contact you as follow-up)

PRODUCT DECIDED ON	MORE INFO REQ'D		PRODUCT DECIDED ON	MORE INFO REQ'D		PRODUCT DECIDED ON	MORE INFO REQ'D	
		Air Conditioning/Heat Pumps			Exterior Fireplaces			Pools & Spas
		Architects			Garage Doors			Refrigeration
		Awnings/Shutters			Heating			Roofing
		Bathroom Design			Home Ideas Showroom			Security & Insect screens
		Bathroom/Bathroomware			Home Theatre/Automation			Sprinkler Systems
		Builders Supplies			Home Ventilation Systems			Spouting
		Builders			Insurance/Finance			Stone & Masonry
		Central Vacuum Systems			Interior Design			Surface Coatings
		Cladding			Kitchen Design			Tiles / Carpet
		Consulting Engineers			Kitchens/Kitchenware			Wardrobe systems
		Curtains/Blinds			Insulation			Other _____
		Doors/Windows			Landscaping			Other _____
		Energy - Gas			Leaky Home Detection			Other _____
		Energy - Solar			Paint/Wallpaper			
		Escrow			Plaster Coating Systems			

HOMEOWNER'S BUILDING GUIDE

YOUR GUIDE TO BUILDING A BETTER HOME

READERSHIP SURVEY

Please fill in this form to let us know what areas of building you would like further information on and we will pass this on to our advertisers to get back in touch with you...

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HOMEOWNER'S BUILDING GUIDE

YOUR GUIDE TO BUILDING A BETTER HOME

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