

FREE: FOR HOMEOWNERS BUILDING & RENOVATING

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2012 ANNUAL

BUILDING GUIDE

your step-by-step guide
to better home building

UPDATED REGULATIONS FOR 2012

Are You Using Licensed
Building Practitioners?

LEAKY HOMES & SUSTAINABLE BUILDING

Avoiding Problems &
Planning for the Future

PRODUCT SELECTION GUIDE

Selecting the Best
Products for You



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KITCHENS & BATHROOMS

What You Need to Know

CONSTRUCTION CHECKLIST

Keep an Eye on Your Site

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see page 74...



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welcome building

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

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

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

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

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



A stylized, handwritten signature in white ink, consisting of a large, sweeping 'M' and 'G' followed by a long horizontal line.

from Mark Graham
Publisher

good luck and happy building!

to the guide.

how to use this building guide

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

The book is split into the following chapters:

Chapter **1.0** Building your dream

Chapter **2.0** Where to start

Chapter **3.0** The design process

Chapter **4.0** Construction

Chapter **5.0** Product selection

Chapter **6.0** Resources

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

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BUILDING GUIDE

your step-by-step guide to better home building

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ISSN 2230-5440

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Building Guide is published nine times around the country and distributed free through local councils and to homeowners undertaking building projects; it is also distributed direct to builders and architects for on-supply to their clients and through Home Ideas Centres and selected retail outlets. Printed on paper sourced from managed resources and using vegetable based inks.

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the gas hub

Your natural gas connection

1.0 Building your dream

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

This workbook will help you make your new home your dream home. So let's move on from dreaming to thinking and planning – and from there to building your dream.

What you need to know

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

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

What you need to do

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

1.1

What you need to consider

1 Style of design

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

Think about:

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

2 Lifestyle/family needs

- How many in your family? Do they all need separate bedrooms? Will you want separate living areas?
- Do you have extended family members (perhaps older parents or teenagers) who may need/want their own facilities?
- How long do you intend living here? Incorporate design elements to cater for your future needs as you grow older using Lifemark Design principles.
- Where will children play? Incorporate sight lines into your design so you can see them outside while you're inside.
- How many bathrooms do you need? Where will they be located?
- Ensure adequate storage for each component of your home and lifestyle – kitchen, clothing, sporting equipment, tools and gardening equipment, laundry, extra items not needed but wanted to be kept, etc.
- What are your audio-visual needs? Music outside and in different rooms within the house? Home Theatre – in a specific room or incorporated into your living spaces? Internet and Satellite TV access?

3 Features of your site

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

A full contract can make your life easier because there is one price that covers all the work and there is one person to go to if there are any problems.

10 steps to building a house

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

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1.2 Deciding what you want

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

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



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1.3

Defining what you need

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



FEATURE

QUANTITY

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

1.4 Sustainable Building

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

THREE FIRST STEPS:

Site

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

Design

- Use nature to achieve all-year round comfort (e.g. concrete floor for passive solar gain in winter, overhangs for shade in summer).
- Use salvaged materials where appropriate.
- Specify water-efficient appliances and energy-efficient appliances and lighting.
- If you can't afford everything now, future-proof by installing appropriate pipes into your house and/or concrete slab so you can install solar hot water and hot water heating later.

Designer

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

See page 70 for a list of Certified Builders in your area...



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Visit www.certified.co.nz to find your local builder.

NEW ZEALAND'S MOST QUALIFIED BUILDERS

10 Steps to long-term sustainability

1. Design your home to take advantage of its location while saving power, water and money.
2. Use environmentally friendly materials where possible.
3. For maximum natural light, make good use of windows and skylights.
4. Good-quality insulation, correctly installed, will make your house easier and cheaper to heat – install higher-ratings than the minimum requirement.
5. Build water efficiency into your home through low-flow showers and toilets and grey water recycling where possible.
6. Good ventilation creates a healthy home – high moisture levels are linked to health problems like asthma and eczema and is harder (and more expensive) to heat.

7. Double-glazing will insulate your house while letting heat in to encourage passive heating. Investigate modern thermal window joinery.
8. Reuse or recycle building and renovation waste.
9. Good design and material selection can achieve high standards of energy-efficiency for little or no additional cost.
10. For internal finishes, use good insulators such as curtains and carpets, and use products such as paints that are made with the environment in mind.

For more information:

www.ecodesignadvisor.org.nz for council's free Eco Design Advisor service.

www.smarterhomes.co.nz for more information on sustainable building.

www.eeca.govt.nz for the government's financial support scheme for sustainability features.

www.branz.co.nz for the free booklet *Designing Homes for Climate Change* www.energywise.co.nz



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2.0 Where to start

2.0 Where to start'

Time spent researching materials, designs and designers will save you time and money later. It's better to take longer here and get it right than to rush and regret it. Get as much information as you can now to ensure that building your home goes smoothly.

What you need to know

- What you can afford.
- What the likely construction costs will be.
- What building controls are placed on your site.

What you need to do

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

2.1 What can you afford?

Talk to your bank

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

What sort of loan is best?

There are three types of home loan:

Floating or variable

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

Fixed interest rate

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

Points to remember:

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

Combination of interest rates

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

For more information:

www.consumer.org.nz for the types of mortgages available, including the latest interest rates, how to apply and how to reduce your payments.



Average build costs

The Department of Building and Housing estimates that a small house of 145 m² costs \$1,787 per square metre in the Auckland region and \$1,762 in the Nelson region. A large house of 202 m² costs \$1,627 per square metre in Auckland and \$1,604 in Nelson.

See www.dbh.govt.nz for costs in other regions, and a calculator.

2.2

How much will this project cost?

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

For more information: see
www.dbh.govt.nz
www.consumerbuild.org.nz
www.buildingguide.co.nz



2.3

Talk to the council

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

- How your land is zoned tells you whether you are in a heritage zone, how much of your site you can build on, how high you can build etc.
- If you don’t have a recent Land Information Memorandum (LIM) report on your property, apply for one now. It lists everything the council knows about your site, any hazards or features of the land, and any restrictions that may apply. (See Chapter 6.0 for more details.)
- If your proposed house doesn’t comply with development controls for your area, you will need a Resource Consent. Discuss this with the council.
- Find out as much as you can now so there are no nasty surprises later.

Legal requirements

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

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

The Building Code sets standards for:

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

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

Your responsibilities checklist



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

2.4

Choosing a designer

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

Have a clear idea of what you want

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

Set simple selection criteria

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

Evaluate a small group

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

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

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

2.5

Buying off the plan

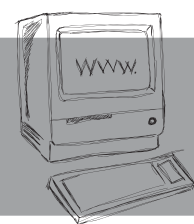
Group Home Builders (building companies who build large numbers of homes) usually have a number of pre-designed homes you can buy without having to go through a design process.

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

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

For more information:

www.nzia.co.nz
www.architecturenz.net
www.adnz.org.nz
www.buildingguide.co.nz



3.0 The design process



A good design process is key to a successful project. Design evolves over a period of time during which you and your designer discuss, digest, think and rework ideas until the best solution is arrived at. This chapter describes three main steps in the design process, and who does what and when.

What you need to know

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

What you need to do

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

3.1 Sketch design

Sketch design is also called preliminary design or concept design. It is the time to define your goals and aspirations, analyse the design constraints and review design options. It is an interactive process between you and your designer, requiring a lot of discussion, thought and feedback by both parties.

What you need to do:

- Read our Design Guide (available November 2011) to give you an insight into the Design Process and understanding of good design principles for the different rooms of your home
- Establish the kind of house you want and the styles you like. Try to think through things before you sit down and prepare the brief for your designer. Work done here will save you time and money throughout the construction process.
- Provide a brief, including budget and time frames.
- Order a LIM from the council where you are building.
- Supply a recent certificate of title and any other legal information you have on your site.
- Attend design meetings, take notes, consider the design options presented and provide clear and timely

feedback in person or in writing.

Use this book for meeting minutes and feedback template forms.

- Approve the final sketch design and cost estimate.
- Pay the designer's sketch design fee.

What your designer will do:

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

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3.2

Developed design

By now the sketch design is signed off – the size, location, form and probably external materials are all agreed. Your designer can now develop the secondary elements of the design and begin co-ordinating the work of sub-consultants. At the end of this phase, all aspects of the project should be defined.

What you need to do:

- Attend design meetings and provide clear and timely feedback on material selections and design details for

things like balustrades, pergolas, kitchen and bathroom layouts.

- Review the revised cost estimate.
- Approve sub-consultants and pay their fees.
- Sign off on developed design drawings.
- Pay the designer's developed design fee.

What your designer will do:

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

- Integrate and co-ordinate sub-consultant designs into the architectural drawings.
- Develop door and window details, cladding and roof design, interior details, and timber and steel sizes. This allows a more accurate cost analysis.
- Start designing services: electricity, gas and phone locations; plumbing and drainage; preliminary lighting and electrical plans.
- Write the draft specification.
- Review design development with you at key stages.
- If a Resource Consent has been submitted, answer any queries from the council.
- A Building Consent can be applied for at this point.
- Tender documents prepared and tenders sought from builders.

HOW SURE ARE YOU YOUR NEW HOME IS BUILT CORRECTLY?

The best time to ensure your new home is soundly built is during its construction.

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- If some elements are not fully detailed due to time constraints (e.g. kitchen cabinetry or lighting selection), your designer will allow a provisional sum in the tender documents.

Leaky Homes and Weathertightness

Leaky Homes are a growing concern as more examples become exposed every day.

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.

Sometimes 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.

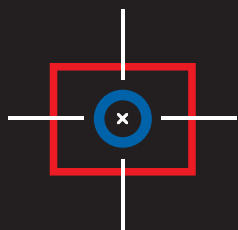
A number of common building design features are not ‘good’ design practice. These problem areas have been readily identified in building failures:

1. Decks enclosed by solid walls.
2. Wall-cladding materials finished hard down onto a deck surface or paving or paths.
3. Waterproof decks constructed with the deck surface close to the same height as the building floor with no provision for the water that will fall onto the surface.
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.

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.

• Information supplied courtesy of BRANZ

For more information on weathertightness initiatives visit www.weathertight.org.nz or if you think you might have a problem with your home that is leaking, then contact www.hobanz.org.nz for advice.



www.seekleak.co.nz

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3.3

Pre-construction

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

What you need to do:

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

What your designer will do:

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

3.4 Restricted building work

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

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

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

The type of work which will be restricted includes:

- Foundation and sub-floor framing
- Floors
- Walls

- Roof
- columns and beams
- bracing
- damp-proofing
- roof and wall cladding
- water proofing
- design of fire safety systems

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

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

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

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

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3.0 THE DESIGN PROCESS

3.0 The design process

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

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

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

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

The diagram opposite shows the parts of a simple home and how they relate to Restricted Building Work.



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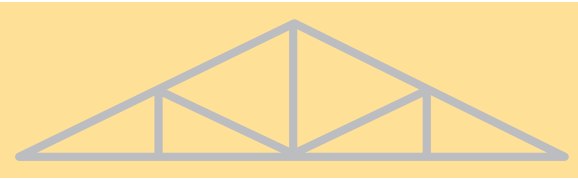



	LOCATION	RESTRICTED BUILDING WORK	LICENCE CLASS
	ROOF	<ul style="list-style-type: none"> Primary structure External moisture management 	<ul style="list-style-type: none"> Carpentry Carpentry Roofing
	WALLS COLUMNS	<ul style="list-style-type: none"> Primary structure External moisture management 	<ul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

Illustration courtesy of DBH.

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4.0 Construction



This is your house, your home, and however many other people work on it – designer, builder, subcontractors – the buck stops with you. The process will probably take longer than expected. Prepare for frustrations and minor irritations. A lot can go wrong, but with good planning most should go right. The adventure begins...

What you need to know

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

What you need to do

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

4.1 Choosing a builder

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

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

4.2 Building contract

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

Labour-only contracts have substantial responsibilities for the homeowner and therefore potential liability for the compliance of the building work. If you don't have experience or qualifications, ensure there is an independent onsite supervisor (usually your Design LBP or Registered Architect) taking responsibility for the conformance to the plans and compliance with the code. If project managing your own job and something goes wrong you may end up liable. Clear and concise contract documentation will be absolutely essential to clearly spell out the responsibilities for each party.

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1. Full contract

This includes:

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

2. Labour only

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

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

3. Managed labour-only

This contract is a hybrid of the two.

4.3

Contract works insurance

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

- The bank will want an insurance certificate before it will release any funds. Arranging insurance after work has begun can delay your project while this is sorted out.
- Your contractor may have insurance already in place but check that the cover he has is sufficient.

Protect Your Biggest Investment—Your Home...

Register with the Home Owners and Buyers Association of New Zealand – the best move you'll ever make to protect what may be the biggest investment you'll ever make.

- > Did you know that if your home was built more than 10 years ago you can't sue anyone if leaky problems arise after that 10 years?
- > Did you know that it is not only Mediterranean-style homes which are leaky?
- > Did you know that we will be working on behalf of all home owners and want your input?
- > Did you know there is somewhere to go to get guidance and support if you have issues with your home build?

WHO IS HOBANZ?

The Home Owners and Buyers Association of New Zealand is a duly incorporated society under the Incorporated Societies Act 1908 and has been formed to represent people who currently own or are buying their own homes.

The Association is not for profit and is intended to have a strong benevolent and charitable focus.

The Association is in its fledgling stage and is currently providing support and advocacy for owners of leaky and defective homes. But the founding members are resolute in their will to see the Association provide a wide range of services and benefits to members that will go well beyond the leaky homes issues.

HOBANZ is filling the large gap that exists in relation to the specific and practical consumer protection and support that home owners and buyers need to best protect themselves, their home and their financial security. The Association will lobby Government and

industry and give a voice to the hundreds of thousands of New Zealanders who own houses and apartments but who have never had input into decisions affecting what is for many their most valuable asset.

At the present time the Association is working with Department of Building and Housing on issues surrounding Leaky Homes and educating affected owners about their rights and options to progress their remedial and claims projects. HOBANZ intends to work with various Government agencies, Councils and other interested parties in trying to present the best interests of Home Owners.

GUIDANCE AND SUPPORT

We are currently working closely with several thousand Leaky Home Owners from throughout New Zealand.

We have established relationships with many professionals in the legal and building fields and we are able to facilitate owners in getting cost effective legal and technical advice. Beware of rip-off artists preying on the vulnerable.

TAKE ACTION NOW - REGISTER YOUR INTEREST TODAY!

IF YOU NEED INFORMATION, GUIDANCE, SUPPORT OR SIMPLY WANT TO REGISTER YOUR INTEREST PLEASE GO TO OUR WEBSITE: WWW.HOBANZ.ORG.NZ OR CALL US ON 0800- HOBANZ (0800 462 269)



- The project must be insured for the full replacement value including any materials or goods that you are supplying, for example kitchen appliances or any electronic equipment. These are most vulnerable when they have just been installed and the house is not secured.

For more information:
ConsumerBuild at
www.consumerbuild.co.nz
www.buildingguide.co.nz



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

4.4

Site Safety

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

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

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

Materials storage

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

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

4.5

Paying the builder

- When you're building, you make progress payments to your builder. This ensures that you pay only for work the builder has done so you never owe more than the house is worth at each stage.
- When a builder invoices a progress payment, the bank will want to see an updated progress report from the valuer. This is generally one page and tells the bank what the property is currently worth and what the cost will be to complete.
- The bank then pays the money to you so you can pay your builder.

Trouble shooting

- Boundary pegs can get moved accidentally so make sure the house is set out correctly before building begins.
- If there is a problem, speak to the project manager first and let them deal with it. This is what you are paying them for.
- If you don't have a project manager, bring problems to the builder straight away. It's easier to fix things while building is still going on than after the house is finished. Don't be bullied by the builder or architect.
- Record conversations and decisions in the "Meeting Notes" section in Chapter 6.

4.6

Changes to approved plans

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

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

Go to our www.buildingguide.co.nz to find the Budget Workpage so you can keep on top of things as you go.

4.7 Wrapping up

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

Homeowner's responsibilities checklist

Make sure:

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

4.8 Construction Checklist

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

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

CONSTRUCTION CHECKLIST

1. Earthmoving and excavation

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

2. Retaining walls

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

3. Drainage and underground plumbing

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

4. Footings and foundations

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

5. Concrete slabs

- ❑ The concrete is laid on top of several things put in beforehand. There is a layer of compacted base course, a polythene vapour barrier, plumbing pipes and pipes taking electrical and other cable, in-floor heating and polystyrene insulation if required.
- ❑ There are additives that can be applied to the concrete to reduce cracking during or following curing; the concrete can be coloured, polished and/or ground.
- ❑ Ensure the floor is fully laid in one pour and there is no lag between deliveries.
- ❑ Ensure the concrete is cured properly under advice from your builder.

Website to visit for more information:

Cement & Concrete Association of NZ

www.cca.org.nz

NZ Ready Mixed Concrete Association

www.nzrmca.org.nz

6. Wooden flooring

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

7. Framing

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

Website to visit for more information: Frame and Truss Manufacturers Association of NZ www.ftma.co.nz

8. Brick and block laying

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

9. Scaffolding

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

10. Roofing

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

Website to visit for more information:

NZ Metal Roofing & Cladding Manufacturers

www.metalroofing.org.nz

10. Window joinery

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

Website to visit for more information:

www.masterjoiners.co.nz

Window Association of NZ www.wanz.org.nz

11. Plumbing

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

Website to visit for more information:

Master Plumbers www.masterplumbers.org.nz

12. Exterior cladding

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

Website to visit for more information: *Claddings Institute of NZ* www.cinz.co.nz

13. Weather-tightness

- Avoid decks enclosed by solid walls with a lack of drainage and perhaps a handrail attached to the top of the top of the wall – water cannot drain and the weather proofing skin may have been pierced by the handrails.
- Avoid wall cladding materials finished hard down onto a deck surface or paving or paths: the cladding will absorb water from the surface it is finished onto.
- Avoid wall cladding that extends below ground level or landscaping materials, including mulch, built up against the wall – materials that are continuously damp will quickly deteriorate.
- Avoid decks that are constructed to the same height as the internal floor, with no fall for drainage, compounded by an outlet that can get blocked.
- Ensure suspended timber floors have space below the floor for ventilation to remove moisture evaporating from the ground.
- Avoid using silicon sealant rather than properly designed flashings.
- Ensure head and sill flashings are installed over windows and joinery.
- Ensure parapet walls have cap flashings.
- Kick-outs or diverters to apron flashings where roofs abut a wall surface ensure that water flows into the gutter and not down inside walls.
- Ensure monolithic claddings and tiled finishes have movement-control joints that allow building movement to occur without cracking the materials.
- Ensure adequate detailing on junctions between materials.
- Check the difference in levels between the surface

outside and floor inside and/or that there is good drainage – without these the building may well fail to meet the performance requirements of the Building Code.

Information supplied courtesy of BRANZ

Website to visit for more information:

www.weathertight.org.nz

Weathertight Homes Resolution Service [www.](http://www.weathertightness.govt.nz)

[weathertightness.govt.nz](http://www.weathertightness.govt.nz)

14. Insulation

- Have you got the correct R (heat retention) levels or better?
- Has it been correctly installed as per manufacturers' specifications?
- Ensure there are no gaps – these can reduce efficiency by as much as 40%.
- Website to visit for more information: *Energy Efficiency and Conservation Authority* www.energywise.co.nz; www.smarterhomes.co.nz

15. Wiring and lighting

- Do you have enough power points and in the right positions?
- Are the power points and light switches installed evenly on the wall?
- Are the transformers correct for the types of lights you have installed?
- Are the lights selected correct for the specific job you want them for?
- Are the light fittings in the correct position for the tasks you wish to undertake or the ambience you want?
- Has the electrician created holes for the lights in the correct position?
- During installation, has the electrician installed the correct lights in the right places in the right way?

Website to visit for more information: *Electrical*

Contractors Association of NZ www.ecanz.org.nz

16. Gutters and downpipes

- Do the gutters have the correct fall to ensure no pooling of water?
- Are the gutters installed correctly with overflow relief in case of blockage so heavy rain does not flow into wall cavities?
- Have you chosen a colour that complements the roof and external colour of the house, and has that colour actually been installed?
- Are the correct downpipes installed – colour,

materials, profile (shape)?

- Are the downpipes in the correct location so they don't interfere with external gates or the lines of your home?

17. Interior walls

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

Website to visit for more information: Association of Wall and Ceiling Industry NZ [www http://www.awcinz.org.nz/](http://www.awcinz.org.nz/)

18. Heating and Air-conditioning

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

Website to visit for more information:

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

19. Interior and exterior painting

- Ensure correct paints are used in areas like kitchens and bathrooms, doors and window frames.
- Look for sloppy work and make sure it is cleaned up. Ensure angles are cut in to keep lines sharp.
- Is the preparatory work of a sufficient standard – filling holes, touching up plaster sanding, use of correct undercoats?

- Are the paints being used the brands you specified or cheaper alternatives?

- Have the painters got the correct colours as specified?

Website to visit for more information: Master Painters NZ www.masterpainters.org.nz

20. Kitchen

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

Website to visit for more information: National Kitchen & Bathroom Associations www.nkba.org.nz

21. Bathroom

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

Website to visit for more information:

National Kitchen & Bathroom Associations www.nkba.org.nz

22. Fencing

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

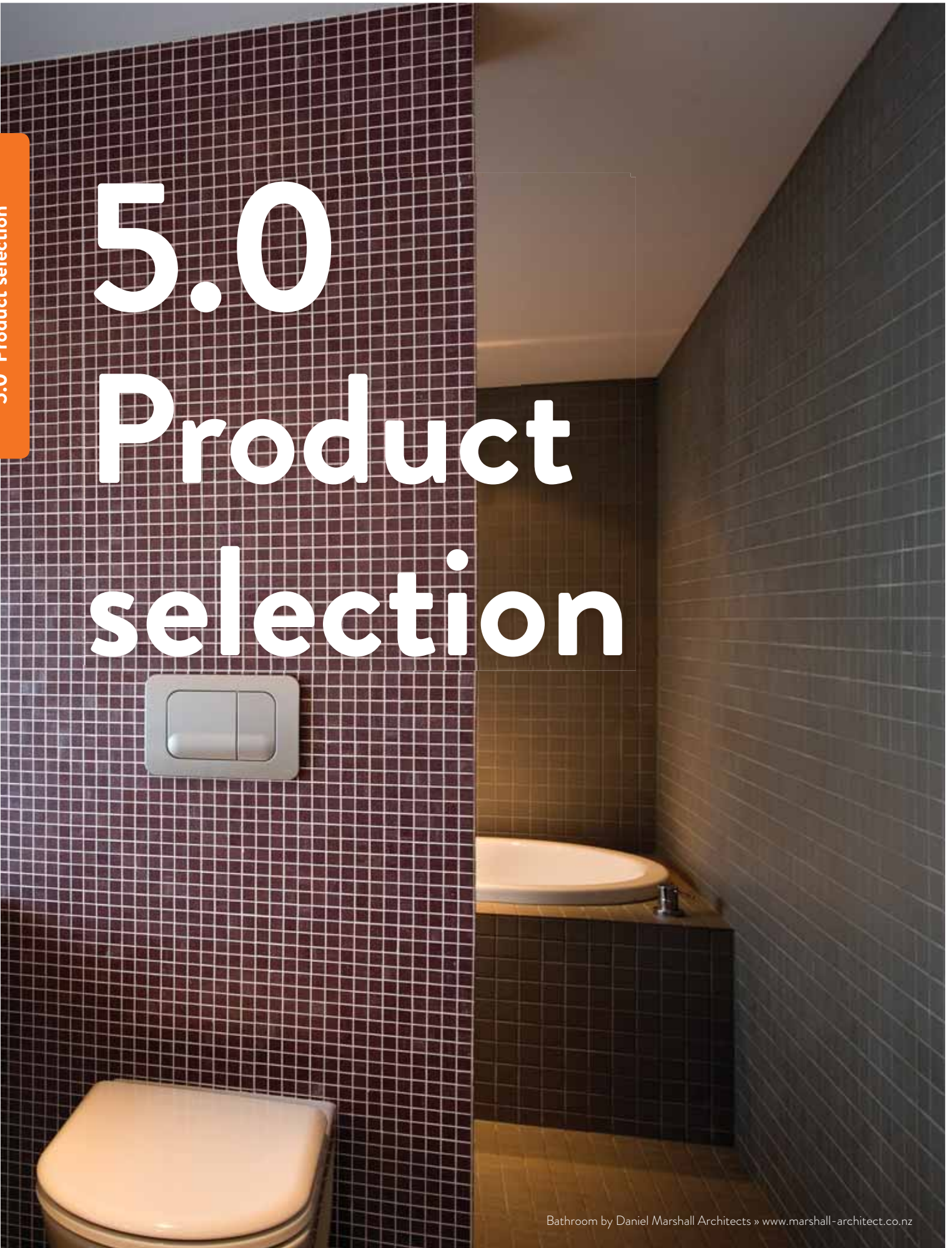
23. Decking and paving

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

24. Rubbish removal

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

5.0 Product selection



There are over half a million different products available for use in a house and there are hundreds of individual products that will go into your house. The products you buy will be dictated by style and your personal preference, budget, advice on quality and appropriateness of each product and on how much time you want to spend in searching out the perfect product. Some are worth spending lots of time over, others not so much. The following section provides an overview of key parts of your house build and gives you a guide to help you with the buying decisions.

What you need to know

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

What you need to do

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

5.1 Exterior envelope

Cladding

New technologies and materials are changing the face of how our homes look and there are a huge number of alternatives out there.

Types of wall cladding:

- Weatherboards are shaped planks fixed horizontally and lapped over each other. There are new installation techniques that can greatly speed up application, keeping costs down. As well as timber, weatherboards can be made from materials such as fibre-cement, metal and vinyl (PVC).
- Fibre-cement exterior wall coverings come in the form of panels and weatherboards. They may be used as the exterior wall covering, or as substrate for monolithic claddings.
- Plywood panels may be used as cladding. Gaps are covered with battens or flashings. You can also get plywood weatherboards.
- Masonry veneer is a system where a timber-framed home is clad with bricks, stone, or thin concrete blocks. The masonry is connected to the timber framing through flexible wall ties. Modern brick construction held up well in the recent Christchurch earthquake.
- Concrete blocks or poured concrete may act as both the structure and the cladding.
- Lightweight Concrete Blocks – also known as Autoclaved Aerated Concrete, or AAV, are a superb alternative cladding system.
- Metal – Aluminium cladding is extremely durable, lightweight, leak-proof, low-maintenance and there are a large number of profiles.
- Monolithic cladding systems have a seamless appearance. They have become popular in recent years, but have to be designed and applied properly or they will leak. The ‘leaky home’ problem is largely to do with incorrectly constructed monolithic cladding. Ongoing maintenance is essential. The traditional monolithic system is stucco which has been used in New Zealand since the 1920s.

- Exterior Insulation and Finish Systems (EIFS) are multi-layered systems, using polystyrene insulation and reinforced plaster. There are several different proprietary systems available. Fibre-cement sheets can also be plastered to give a monolithic effect. All monolithic claddings rely on the final coat for waterproofing, and this needs to be well maintained.

Things to consider:

- What is the insulation (R-value) of a particular system? Remember, the higher the R-value, the lower your power consumption and generally, the improved health of the inhabitants.
- Will it break down over time? (Even weatherboards need replacing eventually). Should water penetrate into the external walls, what materials can break down internally and how does this affect the structural integrity of your home?
- How does your chosen system weigh up in terms of value? Remember, it is not only the cheapest option you need to look at but consider what ongoing savings you will make through less maintenance. Also consider the environmental impact – from manufacture through to left-over waste.
- Major considerations are aesthetics, durability.
- 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 problems.
- 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. You can mix different cladding types, too.

Window and door joinery

Your selection will depend on the style of home you’re building. Wood generally suits older homes and newer homes can take either wood or aluminium. Plastic is a newer option to the market and shouldn’t be discounted – it is a durable and attractive alternative.

Wood will require more maintenance but may be chosen because you prefer the look. Aluminium now comes in a large range of profiles and may be cheaper to install and need less maintenance in the long run but may require replacement as fashion changes. There are also ways of combining both wood and aluminium into one fitting.

The old ranch sliders have evolved into many different designs – stacking on top of each other to open rooms right up, surface sliders, bi-folds and cavity sliders to virtually disappear. You can also specify commercial-grade joinery that adds to the visual weight and strength so that doors and windows can be bigger.

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- 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.
- More framing and hinges mean greater cost – so bi-folds cost more than sliders.
- Houses are now required to meet heat retention levels with calculations based on each whole room. The more glass you have the greater the requirement for double-glazing. You have a range of glazing options, including triple-glazing and an assortment of gases inserted between the panes to enhance insulation.
- Modern aluminium frames now have the option of a thermal break to prevent heat loss.
- 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 – these can be sourced from the joinery supplier or specialist suppliers.

Gutters and downpipes

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 that has alternative profiles and can be painted
- Copper
- Coloured steel
- A whole range of profiles for both gutters and downspouts are on offer to match the style of your home.

Choose a colour that complements the roof and external colour of the house.

Buying New, Or Replacing Your Existing Garage Door?

To begin with, you will need to get a measure and quote to get an accurate price. The best time to get a garage door company involved is at the framing stage once the roof is on, as it is easy to make changes to the opening at this point. Technical advice by an expert can assist with situations such as confined space or custom designs. When comparing quotes, you need to consider that the prices are on the same quality, thickness and service.

Style – When choosing a garage door and auto opener for your home there are countless styles to enhance the character and street value of your home. Your local garage door dealer will give you options and opinions to suit your needs.

Roofing

There are many different options for style of roof. The most common are:

- Tiled roofs can be concrete, steel or clay (terracotta)
- Long-run steel or other metal such as copper and zinc
- Wooden shingles
- Slate shingles
- Membrane (for flat roofs)

The important thing to think of here is the look of the roof and how it fits in with your overall design, and also durability. Roofs should last 50 years.

- Choose roofing in keeping with the style of your house.
- Roofing products are defined as lightweight (such as long-run steel) or heavyweight (such as tiles).
- There are two widely used products within the lightweight roofing classification. Both use steel as the core: longrun steel made from coils of steel formed into a variety of longrun profiles; and metal tiles which are individually pressed out from blanks of primed or painted steel.
- Make sure the roof you've chosen will perform at the pitch of your roof (some tiles won't perform at less than 12 degrees, for instance).
- Concrete and terracotta tile roofing require less maintenance, reduce airborne sound, allow moisture vapour to escape and help with thermal insulation.
- Water runoff from concrete and terracotta roof tiles does not contain zinc or aluminium ions.
- If you are using long-run roofing, select the right grade of metal if you're at a coastal location.

5.2

Behind the wall

Wall framing

Steel framing is now a firmly established alternative to timber framing though most builders are still not familiar with the use of steel.

There is debate on the relative environmental merits of the two main different framing materials; however, wood starts off as a more environmentally friendly option due to trees absorbing CO₂ during growth.

- Steel framing does not contain chemicals as wooden framing often does, and has endorsements from the Asthma Foundation.
- Steel is roughly the same price as timber for installation.
- Steel won't rot should your home leak.
- Timber is a renewable resource and most builders are familiar with the product.
- Steel frames have the advantage that construction can continue in wet weather.
- It's more difficult to move support fixings for vanities, showers and kitchens in a steel-framed house than in a wood-framed house.

The choice may come down to your builder's preference.

Water conservation

A carefully designed water system within the home is an essential part of the sustainable building process. You would 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.

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Water heating

A hot water cylinder should be sized bigger than 50 litres per person. Alternatives to the standard electric hot-water heaters are:

Gas heating:

- Unlimited and on-demand hot water can be enjoyed with a continuous-flow gas system. The water is heated as it flows to the tap so you will never run out of hot water. And you're not paying for water to be heated and stored waiting for use.
- Gas hot water storage cylinders are also available. Gas heats water much faster than electricity – most gas cylinders reheat your water from cold in less than an hour. Water for hot tubs and spas can also be heated using a gas spa-heating system.

Heat pump hot water system:

- Highly efficient heat-pump water heaters have recently come onto the market, offering lower electricity costs, while still retaining the benefits of high hot-water flow capability than 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.
- 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.

Solar hot-water system:

- A solar system will save up to 75% of the energy used to heat the water in your home.
- Use an accredited supplier. Accredited suppliers comply with the Solar Code of Practice; use an accredited installer.
- Consider materials and construction of the solar system to ensure long life.
- Fewer moving parts mean greater reliability.
- Government funding is available for some accredited solar systems.

Insulation

Insulation has a huge impact on the comfort on your home and is utterly imperative: in winter it helps keep your home warm, in summer it helps keep your home cool. The more insulation you use, the more efficient your heating will be and the lower the cost of heating.

The Building Code has minimum requirements. Our strong recommendation is to exceed these as much as practicable. Different products abound here as well – you are not restricted to Pink Batts.

The measurement of efficiency is rated in Rs – 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.

Different products require different levels of thickness to meet R-level standards.

New homes in different parts of the country now are required to meet minimum insulation levels as an overall measure, so if you have lots of insulation and small windows, you may not necessarily need to install double glazing (though our recommendation is that you do so). Your designer will work through this critical design element with you.

Options include:

- Wool insulation is natural sheep wool (either new or recycled), and may be blended with preservatives, and polyester or resin to prevent slumping and make it pest, mould, and fire resistant. It must 95% wool.
- Polystyrene for underfloor use or in walls (often used to sandwich concrete).
- Artificial ‘wool’ – usually made from specially treated polyester. It is naturally resistant to fire, moisture, vermin, insects, mould and bacteria, eliminating the need for any chemical additives. It is also environmentally friendly, as it is non-toxic, non-irritating, non-allergenic and safe for anyone coming into contact with it. A high percentage of the polyester fibre in polyester insulation products is made from recycled PET plastic, including plastic bottles and bags and is itself fully recyclable.
- Glass-based insulation, such as Pink Batts, is usually made from recycled glass and can itself be recycled. Repeated wetting will reduce efficacy. No treatment is necessary as it is naturally resistant to vermin, insects and mould. Care should be taken with installation to avoid breathing glass fibres.

Pre-wiring

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

You can pre-wire for:

- Hi-Fi. When building, it is easy to distribute music anywhere in your home. Practically invisible speakers (they fit into the walls or ceiling) and control solutions that match your décor and budget can be used in as few or as many room as you like. Weatherproof outdoor speakers can also be wired for.
- Home Theatre. By putting specialised speakers around your TV and a couple behind you, you can create a home

theatre. Video cables (for the picture you will see) also need to be run for your TV, plasma or projector.

- Structured Wiring. This is the general term given to the centralised wiring and distribution of aerial, Sky, telephone and data cabling.

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

notes

5.3 Services

Telecommunications and Internet

Service providers for both these technologies are increasing in number and the services on offer are exploding. The next generation of telephone services will be via the internet.

- Do you need a landline or will your cellphone be sufficient?
- New Voice Over Internet Protocol (VOIP) services are coming onto the market, using the internet to make phone calls. With the fibre optic rollout, these services will become cheaper and better in the next few years.
- Telephone companies are now eager to offer packages combining cellphones, landlines, satellite TV and internet connections.

Security systems

Whether you are building new, renovating or need to install a security system in an existing premise it is wise to install the correct cables at the time and also allow for future purposes. Although your initial budget may not allow the purchase of all the systems of choice, cabling for every option is a must. Always involve professionals at the earliest possible stage.

Important considerations:

- Intruder detection: location of main control to allow for future cables to be added easily if possible, and where difficult (flat roof/double-storey) then add extra cabling to allow for any future additions.
- Invest in high-quality detectors and ensure correct choice of detector for the environment it is intended.
- Cabling can be run in computer cable (Cat 5) to allow for future use of IP or standard cameras.
- Fire detection: by having smoke detection on your security system it will alert neighbours by operating the outside siren and can also notify a monitoring station or people by phone, email or text message.
- Phone and internet connections allow communication options.
- Outside sensors e.g. driveway beams to alert you when visitors enter your property.
- Video door-phones to open front door and auto gate.
- CCTV: recording who enters your property can be a huge deterrent to criminals.

- Who is going to monitor the alarm? If you are going to self-monitor you will need to choose the correct systems to allow this. Rather than just having an audible alarm, it is better to use today's technology to alert you by sending scene photos, text message or to allow viewing and storage of video.
- Garage door to open from alarm remotes.
- Indication light in garage to show status of alarm for entry/ exit.
- Automatic gate: think about installing buttons to open/ close gate at convenient locations.
- Access control: before ordering door furniture make sure these suit the system used. Today battery-operated access controls are also available e.g. fingerprint locks.

Editorial supplied by True Sense of Security:
www.truesenseofsecurity.co.nz



5.4 Interiors

Floor coverings

Carpet

- Carpet is still traditionally one of the most economical forms of floor-covering on a square metre basis.
- Domestic carpets are graded 'heavy duty' (5-7 year product) and 'extra heavy duty' (10-12 years plus product) and generally weighted with the amount of yarn within the product. A cheaper carpet will look quite different after a few years of wear.
- Carpet is either a cut-pile where the top of the carpet fibre is cut to create a look of luxuriousness and softness or loop or textured loop-pile style where the fibre "loop" is not cut – giving you a stronger yarn and better appearance retention in the years ahead.
- There is no right or wrong option in choice of material used: a good quality wool carpet and an equally graded synthetic one both provide great comfort underfoot, but there are some differences:
 - The selection of colours is about the same, although wools have more loop-pile options.
 - Pricing is about the same.
 - The two main strengths of a good synthetic – a solution-dyed nylon or equal – are its fade-resistant properties and serviceability (being stain-proof and easy maintenance). Some can be cleaned with a bleach mix.
 - Most of the new synthetics also have a man-made backing – an attractive anti-rot feature for homes where concrete subfloors may have moisture issues.
 - Wool can absorb and release up to a third of its weight in airborne moisture without becoming wet to touch – making your home a drier and healthier place. It is fire-resistant and naturally hypoallergenic.
- A good underlay and installation using correct methods are important. Bonded foam is the most common underlay used and the weight of its bulk density dictates its quality. There are other specialist underlays with glue for commercial or wheelchair needs and premium underlays such as urethane.
- When looking at the price of carpets, these are usually detailed as a lineal metre price. A lineal metre is 3.66m wide (12 ft old school) or some of the newer nylons

are produced on a 4.0m wide loom. You should only use these prices as a guide only – what is the most important is the “on the floor” cost including a good underlay and installation. Your carpet specialist should go over your layout and plan with you indicating where joins are placed throughout your home.

Vinyls

- Modern sheet vinyls from Europe are finished today with slip-resistant and easy-clean properties.
- Two-metre wide sheet vinyl is still the most common but availability ranges through to 4-metre wide products.
- Sheet vinyls usually have a ‘cushionback’ giving you softness and comfort underfoot.
- Vinyl woodplanks and tiles are just as they sound – a plank and tile format installed as individual pieces looking like a real timber or ceramic tile but giving you easy maintenance and cost saving features.

Cork

- Cork is now prefinished and available coloured in four sizes.
- It is resilient yet extremely durable, natural, warm, soft, absorbs noise, and keeps you cool in summer and warm in winter.
- Cork is not one of your cheaper options for floor coverings but its features and benefits definitely provide worthy consideration for their lifetime value.

Tiles

- 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.
- Buy quality tiles. Low-priced tiles often have hidden flaws that may not become obvious until they are installed.
- Under-tile heating makes a positive difference to your comfort in winter as well as adding appeal and 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 completely spoilt 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.

Timber

- Solid tongue-and-groove timbers are available in a variety of thickness and widths – 19mm solid T&G is commonly used in New Zealand and is available at smaller profiles.

- Engineered prefinished timber has a real timber surface but a man-made backing. They usually click or lock together and can be installed over special underlay or direct stuck to your sub-floor.
- Products on the market start at an 8mm thick option and move through to a 14mm and 21mm option. The finishes are either a plank style or a 2-strip or 3-strip style – the plank option within the same species family is more expensive.
- Finishes include stains and lime washing along with traditional polyurethane or the newer more environmental-friendly water-based polyurethanes and eco-friendly oils. Be aware that these newer options have a quicker need for maintenance and resurfacing.
- Remember that with any timber, a species colour is a good guide but every tree is different and it is a natural characteristic to have colour variance, texture and grains throughout even the same box of product.
- On new concrete subfloors the relative humidity must be at a certain level before installation can take place – timber is a natural product and if your subfloor is too wet it will absorb this moisture and then release leaving you with a multitude of problems. There are moisture barrier systems available that can be installed prior to timber if you do not wish to wait for your subfloor to reach the percentage required.
- A timber floor is likely to be one of the most expensive options you can consider.

notes

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 and 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, better-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 correct colours as specified?

Interior linings

The plasterboard options are increasingly varied as manufacturers produce interior wall boards with noise reduction, additional insulation, fireproof and waterproof for different applications.

- There are alternatives to plasterboard, too. Plywood, wood veneer panels, glass and fibreglass have been used and there are now also bamboo sheets.
- Negative details create clean, sharp lines that leave ceilings floating or subtly frame walls with recessed channels surrounding windows, doors, and at wall-to-floor ceiling junctions.
- There are specialist plasterboard products for specific areas, such as waterproof or higher fire-rated, or noise reducing.
- Feature walls and ceilings can be created with other techniques such as bulkheads, false beams, partitions,

curved walls, voids or recesses to create interest, separate spaces an style. Talk to your designer.

- Level 4 and 5 finishes are most commonly specified in residential home construction.
- Level 4 is the generally accepted level of finish; it is used where non-critical lighting falls on satin/flat/low sheen paints or wallpaper.
- Level 5 is for use where gloss, semi-gloss or dark tone paints are specified or where critical lighting conditions occur on satin, flat matt or low sheen paints.
- The key difference between Level 4 and 5 is that level 5 requires the entire surface of the wall or ceiling to be covered in a thin layer special compound called a “skim coat” to remove surface textures and porosity. Stricter framing and installation requirements are also needed to ensure a level 5 finish is achieved. Due to the extra labour costs, the skim coat process can add an extra \$150-\$250 to the cost of one 15m² wall.

Information sourced from Gib Living Interiors

Heating, airconditioning and ventilation

Heating options are far greater now than for our parents: electrical, gas, new super-efficient wood fireplaces, gas fires, in-concrete floor hot water or electrical heating units, central hot water heating, heat pumps and air conditioning units and home ventilation systems.

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

Considerations:

- Ensure you have an abundance of insulation – remember, building code requirements are a minimum.



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- Modern heating systems are generally better at heating your home and more energy-efficient than the traditional Kiwi approach of huddling around a bar heater.
- There is no truly 'green' heating system – all rely on some form of energy.
- Modern wood-burners – either fireplaces or pellet burners – are extremely efficient and emit minimal fumes.
- Unflued gas heaters are expensive to run and potentially dangerous – they emit toxic chemicals and add moisture to interior atmospheres.
- It's important that whatever system you install is of sufficient capacity to heat your home properly – too small a unit will result in expensive bills and insufficient heating.
- Balance the trade-off between price to purchase and the ongoing cost of running the units.
- You can get built-in gas and electrical heaters that will extend the use of your outdoor living areas into cooler months, and even make the evenings more enjoyable through summer.
- Consumer magazine reports that gas heaters are comparatively expensive to run. Their findings are that woodburners are cheapest, then heat pumps.
- New heating system installations require a building consent and registered installer.

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

Central Heating

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

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

Modern wood burners and wood pellet burners

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

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

Underfloor heating

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

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

Solar

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

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

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

Gas heaters and fires

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

Kitchens

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.

Design Overview

- Begin the process of designing your kitchen early. It can take anywhere from 4 to 12 weeks to manufacture and complete the installation of your new kitchen.
- Decide on a realistic budget and share it with your designer.
- Consider how much storage space you need. Do you prefer drawers or cupboards? A walk-in scullery or lots of pantry space?
- Think about how you will use your new kitchen. Where would you like things to be situated? For example, the dishwasher to the left or right of the sink? Underbench, free-standing or wall oven?
- Keep the golden triangle of sink/bench, fridge and hob in mind. Try to make sure it's not too big.
- Think about the different benchtop options available to you and ask about the features, benefits and disadvantages of each.
- Do you have enough bench space (depth as well as length)? Would you like a breakfast bar or overhang?
- Consider the flow of traffic in and around the kitchen. Try to put items of high use such as fridges and rubbish bins near the entrance to the kitchen so that other people can access them safely without entering the working part of the kitchen.
- Think about rubbish disposal – recycling of cans and glass and a compost bucket for organics.
- Do you have sufficient lighting and lights in places where they're needed? Would you like lighting inside your cabinetry?

Doors, cupboards and drawers

The main consideration here is the material to be used. Solid wood, lacquer, laminates and new-technology plastics

– even glass: each provides a different finish and all have varying price points, but they are all designed to be easily cleaned and durable.

- Cupboards and drawers are able to be custom-built to fit the space provided.
- Internal fittings allow orderly and easily cleanable storage within the drawers for everything from spices and condiments to cutlery, kitchen knives and crockery.
- Pull-out and swivel fittings allow stored items to be easily reached in what would be otherwise less accessible places.
- Consider the space above items such as the fridge, hob and benchtop for additional storage.
- There is an abundance of different units for storage and convenience. Work through the brochures from reputable manufacturers.
- Ensure your hinges and drawer runners and storage fittings are of high quality.

Benchtops

High Pressure Laminate (HPL) is the most commonly used kitchen benchtop material. It is available in a wide range of colours, patterns, textures and finishes.

HPL is comparatively inexpensive, is non-porous, resists staining and is easy to clean. Although the surface is less scratch-resistant than others, with normal care the benchtop will last for many years.

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 less scratch-, heat- and stain-resistant, but is easier to repair and is also reasonably priced.

Natural Stone is a top choice for your kitchen benchtop, with granite as the most commonly used material, chosen for its looks and durability. Granite worktops are available in polished and matte finishes, are scratch- and wear-resistant but require sealing to prevent staining.

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 more 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 character to the benchtop). Mid-range in price, stainless steel gives a kitchen a strong, modern and functional feel.

Concrete is strong, malleable, heat- and scratch-resistant but requires sealing to prevent staining.

Wood is a traditional material that adds a natural 'warmth' to the ambience of a room. It requires regular resealing to avoid rotting.

Splashback

A splashback can run the full length of the benchtop or just behind the hob depending on your budget and layout. The choice includes:

- Tiles
- Glass
- Stainless Steel
- Granite
- Concrete
- Stone

With help from the NKBA and Pridex Kitchens & Wardrobes: www.nkba.org.nz; www.pridex.co.nz

Laundry

- Consider storage for all those items you need but don't want to see – detergents, clothes baskets, ironing board and iron.
- Have you considered a rack for drying clothes inside?
- Are the appliances easy to access?

Wardrobe

The standard "reach-in wardrobes" are most common in children's and guest rooms while master bedrooms in most new homes are being designed with "walk-in wardrobes". There is an increasing trend in high-end homes to have "built-in wardrobe furniture", where clothing, shoes and accessories can be displayed.

Key design issues to consider and discuss with your wardrobe designer:

- A custom-designed wardrobe will give the best result.
- Specialist storage supplies companies can provide budget options.
- Do you want separate storage for each type or style of clothing? E.g. evening, work wear, casual etc., including long hanging for coats, long dresses, dressing gowns, shelf space for jerseys, handbags and hats.
- What budget range are you comfortable with?
- Would features such as pull-out pant racks, tie or accessory drawers, hideaway mirrors or laundry storage be beneficial to you?
- Doors on your wardrobe can incorporate a mirrored panel or be coloured to match your décor.

Information kindly supplied by Pridex Kitchens and Wardrobes: www.pridex.co.nz

Bathroom

- There are specialist bathroom companies where you can buy fittings and they will design and install the complete package.
- Tiles are an obvious choice of material here but wooden or concrete floors and painted walls have their place.
- Use quality tapware – ensure they meet the NZ Standard.
- Ventilation is essential and heating is important – underfloor heating here works well. The room must be able to be fully dry within 30 minutes.
- The towel rail should be as big as you can afford and fit – more people, more towels.
- The waterproofing is essential – even though you can't see it, incorrect application will cost you a fortune in repairs.
- 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?
- Do you have sufficient storage for everything you want to keep in the bathroom, e.g. makeup, first aid, personal products, bathroom supplies.

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6.0

Resources



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

6.1

Regulations

6.1.1 The Building Act

What you need to know

- The Building Act 2004 sets out regulations, including the Building Code, covering all building work. It is administered by the Department of Building and Housing (www.dbh.govt.nz).
- Building Consents, Resource Consents, LIMs and PIMs are issued by your council. See details below.
- The council must issue a code compliance certificate (CCC) on work for which it issued a Building Consent if it is satisfied that the work complies with the consent. It must decide whether to issue a CCC within 20 days of receiving an application.
- At the end of your project, your CCC will be measured against the consent documentation. This is to improve the paper trail for the building work – both for your protection and that of future owners.
- The Licensed Building Practitioner (LBP) Scheme is a new feature in the Building Act 2004 to ensure the public can have confidence that licensed practitioners are competent and that homes are designed and built right the first time. The LBP scheme means that competent builders and tradespeople with a good track record can have their skills formally recognised. All LBPs are listed on a public online register, along with details of their licence classes.
- From March 2012, it is intended that certain critical building work on houses and small to medium sized apartments will have to be designed and carried out or supervised by an LBP.

6.1.2 Resource Consent

- Resource Consent may be required if your project does not meet the requirements of the Resource Management Act and the Council's District Plan.
- In general, Resource Consent applies to work you do on the land, and Building Consent applies to building work you do, but if the building work will affect the land or

other users, you may need a Resource Consent.

- If a Resource Consent is required, you must get it before you start work.
- Your designer can advise whether a Resource Consent is required for your project.

6.1.3 Building Consent

- A Building Consent is the council's written authority to carry out building work that it considers will comply with the Building Code if provided completed in accordance with the plans and specifications submitted with the application.
- You must obtain a building consent before carrying out building work.
- The council's website will have checksheets and guidance documents available to help you prepare applications and to put together the necessary information.
- The application must provide evidence of how the performance requirements of the Building Code will be met. The clearer the documentation, the less likely problems will occur.
- There is a 20 working day timeframe in which to process your building consent application. If the plans are found to be inadequate the council will ask for further information. This will halt the application processing until the information is provided.
- As Building Consents cannot be issued retrospectively, the Act provides for a certificate of acceptance to be applied in situations where:
 - o work has been done as a matter of urgency;
 - o work that needed a building consent has been undertaken without one; or
 - o a building certifier can no longer complete the building consent process.
- A Building Consent will lapse and become invalid if the work it authorises is not commenced within twelve calendar months from the date of consent issue.
- Your Building Consent will list the stages at which you or your builder need to call for inspections of the work. It is important that all inspections are called for, because if any are missed the council may not be able to issue a Code Compliance Certificate (CCC) when it is completed. If in doubt, contact the council.
- You may start work as soon as you get your consent as long as all other authorisations that are required have been obtained. The issue of a building consent does not relieve the owner of obligations under other Acts.

6.1.4 Land Information Memorandum or LIM

- A Land Information Memorandum is a council report on a particular piece of land.

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

6.1.5 Project Information Memorandum or PIM

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

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

6.1.6 Swimming pools

What you need to know

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

SWIMMING POOL AND FENCING CHECK LIST

ITEM OF COMPLIANCE	ACTUAL	YES	NO
1. Height of Fence not less than 1.2m or pool is 1.2m above ground with smooth, vertical sides			
2. Gap under fence and gate less than 100 mm			
3. Gaps between vertical cladding less than 100 mm			
4. Rails at correct height/spacing 900 mm between rails			
5. Mesh/netting: no opening greater than 10 mm for fence 1.2m high or 50 mm for fence 1.8m high			
6. Gate opens outwards			
7. Gate latches automatically			
8. Latch on gate self locking			
9. Top bolts on ranchsliders			
10. Steps into above ground pools removable if applicable			
11. Doors and windows giving access to pool area comply			
12. Pool area contains only pool equipment			
13. Has the pool been given a clearance for Fencing of Swimming Pools Act			

Note: This checklist does not cover every situation. Please check with your council.

What you need to do

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

For more information:

www.dbh.govt.nz
www.consumerbuild.org.nz
www.buildingguide.co.nz
 and your local council's website.



6.1.7 Work exempt from a Building Consent

- 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 – these must be less than less than 10 m² and a single storey. They cannot include sleeping accommodation, toilets or stored drinking water, and must be as far from the boundary as the height of the shed itself
- Closing in an existing veranda or patio where the floor area does not exceed five square metres.

If you are unsure, ask your local council before starting. Work that is exempt from needing a Building Consent must still comply with the Building Code.

Choosing a spa pool

Introduction:

A portable spa is your private retreat from the stresses caused by everyday living and unites family and friends. Bringing a spa into your home can add a whole new dimension to your well being.

Choosing the right spa for your needs can be a daunting task as there are so many styles, shapes, models and levels of technology.

Most spas are classed as “portable” meaning you can take them with you if you move home unless you decide to build your spa into a deck where it becomes a permanent fixture.

Buying Guide

Consideration for choosing the location:

- Find a private spot
- With a view.
- Sheltered from prevailing winds
- Screened from neighbours

You'll need to make provision for power, allow close proximity to sanitary waste for draining and access to a hose for filling. You'll need a flat, level surface capable of supporting two tonnes on average (including bathers)

Size:

- Is the spa for the whole family or for entertaining friends?
- If only a small space available or for private use, a two person spa is all you may need.

Keeping the Water Clean

Unfortunately the cosy 38 degree plus water we love in a spa is also favoured by bacteria and viruses. There must also be some form of sanitizer present to keep the water “germ free.” Chlorine and bromine have been replaced with ozone and silver ion systems that reduce the level of sanitizing chemicals needed.

- A 24-hour circulation pump and large capacity filtration makes a major difference.
- Ozone if used effectively is a very powerful sanitiser and oxidiser of bodily waste.
- Ozone also enhances the ease of operation and reduces running costs.
- Newly developed systems produce sanitizer from the water itself and dramatically reduce the effort and running costs.

Running costs:

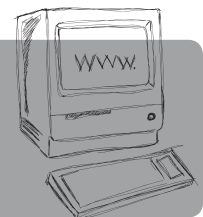
There can be huge differences in power consumption.

- Look for full foam insulation.
- Look for a model with a low wattage circulation pump running all the time rather than a jet pump.
- Look for quality of jets not quantity. A cluster of three high volume jets may provide better hydrotherapy than a cluster of thirty.
- Avoid blowers

Get independant data on running costs for your region. Ask to try before you buy; spas vary in depth and volume and ergonomic “feel”. A “wet-test” will confirm if a spa is right for you.

For more information:

www.consumerbuild.org.nz
www.buildingguide.co.nz
 and your local council's website.



6.2

Directories

- Local Council
- Architects
- Architectural Designers
- Licensed Building Practitioners
- Registered Master Builders
- Certified Builders
- List of Advertisers



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 4311, 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 website 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 estimate 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: BCLS@wcc.govt.nz
Website: www.wellington



Horowhenua District Council

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

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

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

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

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

Good luck with your project.

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

Phone: 06-366 0999
Inspection Line: 06-3660927
Fax: 06-3660977
Email: enquiries@horowhenua.govt.nz
Website: eww.Horowhenua.govt.nz

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Kapiti Coast District Council

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

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

WHAT WE DO

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

APPLICATIONS FOR BUILDING CONSENT

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

Additional information is available through the 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.

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

GENERAL INFORMATION

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

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

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

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



Hutt City Council

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.

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 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 1200 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 issues 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.

FloorNZ Members

Jacksons Flooring Design Kapiti - Julie Hardgrave
 P 04 297 2202 E julie@flooringdesign.co.nz W www.flooringdesign.co.nz
 188 Kapiti Road, Paraparaumu

This list may not include all FloorNZ Members in the region
 - if you want to find more go to www.floornz.org.nz

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- ▶ keep up to date with new industry developments/trends.
- ▶ understand industry standards applicable to the flooring industry.
- ▶ are represented by FloorNZ to central government and other agencies.
- ▶ are interested in best practice in their particular area of operation.

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www.floornz.org.nz

Hutt City Council
30 Laings Road,
Private Bag 31912,
Lower Hutt.

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

Only 20 minutes' by car or train from downtown Wellington city, Porirua City's housing market offers excellent value for money, whether buying a house for the first time, looking for a spacious, family-friendly home or comfortable executive living. Life in the city is described by its residents as 'easy going' and 'laid back'.

The city has 54km of varied coastline and two harbours, and is 81% rural, so most homes enjoy views of the sea or countryside and the most stunning sunsets! Access to the city's many beaches, parks and reserves is close by and shopping in the CBD couldn't be easier, with no congestion and free parking.

Porirua comprises a series of 'villages' each with its own landscape and character. These thriving communities quickly give newcomers a sense of belonging through friendly neighbours, active school communities and the huge choice of sports and cultural clubs and other local activities.

In Porirua, locals value their close proximity to the bright lights of cosmopolitan Wellington city for when they're in the mood - but they choose to live in a relaxed refuge away from the rat race, where being at home feels like being on holiday.

Porirua is New Zealand's future. It has a rich amalgam of cultures and age groups and interests that is driving growth in the Wellington region. Through its multifaceted approach to village development, the Council is making the whole of

Porirua an attractive place to do business.

Along with Kapiti, Porirua project population growth is the fastest in the Wellington region. With excellent national and global connections via road, rail, air and fast fibre and an acknowledged position as one of the world's most liveable communities (International LivCom Awards, Chicago, November 2010), Porirua delivers the ideal work-life balance.

Investors continue to recognise Porirua City as a strong, dynamic, regional centre, built on a strong infrastructure and with a vigorous and sustainable economy. From multinational companies to small family operations, and including fast growing companies such as Downer-EDI and North South GIS Ltd, businesses in the city are thriving. The total annual output of the Porirua economy is estimated at about \$1 billion and the city continues to perform strongly in employment and GDP growth. Residential and commercial developments include new sub-divisions such as Aotea and Silverwood, and brownfields development in Elsdon and Kenepuru. Porirua City Centre revitalisation plan looks set to create a high quality city centre environment that will further stimulate economic and social growth and attract visitors and local residents.

BUILDING COMPLIANCE CENTRE

The Building Compliance Centre 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 requirements of the New Zealand Building Code. The Building Compliance Team at Porirua City Council is fully committed to delivering a customer focused quality service that is both effective and efficient.

Our intention is to issue all consents within the statutory timeframes.

We offer a first class service for building control 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-lodgment 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. 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. Remember to book your inspections in advance to avoid any delays.

Your Building Compliance Officer will only have the opportunity to see a 'snapshot' of work in progress at specific stages and therefore it is important to understand that the scope of inspection carried out by your Council Building Compliance Officer does not extend to the role of Clerk of Works or Project Manager. If you require full supervision of your project, beyond that delivered by the Council then you are advised to employ the services of an independent, suitably qualified and competent Building Surveyor. Often during the construction process changes may occur to either the design or to the products specified in the consented documents, before making these changes it is essential that you supply to council amended drawings for approval.

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

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

- General enquiries: Tel: 04 237 5089 (Mon-Fri 8am to 5pm)
- Email: building.consent@pcc.govt.nz
- Fax: 04 237 1439

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

To book an inspection call:


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

Porirua City Council

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

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Upper Hutt City Council

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

WHAT WE DO

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

With the knowledge of the legislation and years of practical experience, the staff here are an excellent source of information to start any building project. Whilst we cannot do design work for you, we can advise on how to go about organising building and resource applications. Doing research early can save time and money later, by identifying the need for specific design or other technical reports.

APPLICATIONS

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

INSPECTIONS

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

DOS AND DON'TS

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

THE BOOK

The information contained in this publication will provide an insight into the regulations and processes involved in building projects, as well as referencing suppliers and professional services. Remember, "If in doubt - ask!"

We wish you well with your future projects and look forward to being part of your building team.

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

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



Featuring real homes and affordable style, homestyle is the inspirational New Zealand home and lifestyle magazine.

Every issue takes you through some of New Zealand's best new and renovated homes, and is packed with affordable home living ideas including decorating, kitchens, bathrooms, eco options, home solutions and more.



REAL HOMES AFFORDABLE STYLE
homestyle
New Zealand

www.homestylemagazine.co.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

LBP / Architectural Designers



WELLINGTON CITY

Arc Design Ltd - Ananth Sharma

M 021 153 7929 E ananth@arcdesign.net.nz W www.arcdesign.net.nz
Paparangi 6037

N & Co. Architecture Ltd - Nathan Billings

P 04 476 6237 M 027 482 1391
E nathan@nandco.co.nz W www.nandco.co.nz
Karori, Wellington 6972

LOWER HUTT

Intelligent Design - Aaron Humphreys

P 04 566 6619 M 021 022 64724
E aaron@intelligentdesign.co.nz W www.intelligentdesign.co.nz
Maungaraki, Lower Hutt 5010

Valley Architectural Ltd - Kim Baldwin (Design 3)

P 04 589 1682 M 027 442 0742
E office@valleyarchitectural.co.nz W www.valleyarchitectural.co.nz
Wellington Mail Centre, Lower Hutt 5045

...listings continued opposite



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ADNZ members

Plan Drawing & Design Ltd – Bruce Meech

P 04 589 0305 **F** 04 589 2305 **E** info@plandrawing.co.nz
85 Victoria St, PO Box 30 259, Lower Hutt 5040

Design Source – AD – Stuart Kermack

P 04 977 7920 **M** 027 632 6042
designsource@paradise.net.nz
13 William Street, Petone, Lower Hutt 5012

Intelligent Design – Aaron Humphreys

P 04 566 5519 **M** 021 022 64724 **F** 04 566 5529
E aaron@intelligentdesign.co.nz **W** www.intelligentdesign.co.nz
Unit 2, 7 Ward St, PO Box 32 005, Maungaraki,
Lower Hutt 5050

AD Architecture Ltd - Peter Davies & Jon Ambler

P 04 298 5662 **M** 021 328 471 **F** 04 298 5663
E info@architecture.co.nz **W** www.adarchitecture.co.nz
PO Box 1585, Paraparaumu Beach, Kapiti Coast 5252

Alan Craig Design Ltd - Alan Craig

P 06 367 8428 **M** 027 684 4217 **F** 06 367 8429
E alan@alancraigdesign.co.nz
33 Garth Road, RD 1, Levin 5571

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

LBP / Architectural Designers



WAIRARAPA

Alan Craig Design Ltd - Alan Craig

P 06 367 8428 **M** 027 684 4217 **F** 06 367 8429
E alan@alancraigdesign.co.nz
Levin 5571

Adobe Architectural Design - Ian Hayes

P 04 293 7403 **M** 021 182 1774
E ian@adobedesign.co.nz **W** www.adobedesign.co.nz
Waikanae 5391

Artisan Construction - Charles Anderson

A/H 06 379 6973 **M** 021 0234 3435 **E** artisan218@gmail.com
Carterton, Wairarapa 5713

John Sutherland Architectural Designer Ltd - John Sutherland

P 06 306 9184 **M** 027 452 5952
E johncarolsutherland@infogen.net.nz
Martinborough 5711

This list may not include all Architectural Designers in the region – if you want to find more go to www.dbh.govt.nz

LBP / Roofing & Waterproofing



JVL Contractors - David Jaquery

P 04 238 4066 **E** david@jvl.net.nz **W** www.jvl.net.nz
361 Takapu Road, Takapu Valley, Wellington 5028

Four things to look for in an architectural designer.



Brendon Gordon Architecture, ADNZ, Tauranga

A.D.N.Z. Those letters indicate they are members of Architectural Designers New Zealand. That means they meet the requirements of our stringent ADNZ Competency Standards and Ethics. They are also experienced industry professionals whose integrity and accountability show in every aspect of their work, whether it's domestic or commercial, large or small. Their focus on clear communication will also ensure everything goes smoothly through every step of your project - from design conception to final certification. To contact an ADNZ member in your area, visit adnz.org.nz

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Licensed Building Practitioners

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

The public can have confidence that licensed building practitioners working on their homes and buildings are competent, and that homes and buildings are designed and built right the first time.

Licensing promotes, recognises and supports professional skills and behaviour in the building industry.

The scheme is competency based. Competent builders and tradespeople with a good track record have their skills and knowledge formally recognised, meaning you can be more confident knowing your builder is a skilled professional.

WELLINGTON CITY

A Okay Building Limited - Andrew Oakenfull

M 021 443 129 E aokaybuilding@hotmail.co.nz
Lower Hutt, Wellington City

C J Ryan Limited - Christopher Ryan

M 027 433 3093 E 6kidz@clear.net.nz
Miramar 6243

Cavalier Homes Wellington - Denis Crouch

M 027 440 7409 E dcrouch@cavalierhomes.co.nz W www.cavalierhomes.co.nz
Lyal Bay, Wellington 6022

Clarkson Building Ltd - Robin Clarkson

M 021 458 327 E robclarkson@xtra.co.nz
Brooklyn 6021

DnA Homes Builders Ltd - Daravut Nguon

P 04 478 7636 M 027 230 0678 E dngunon@xtra.co.nz
Johnsonville 6037

Effekt Industries Ltd - Ross Nicholson

M 027 657 7222 E effektindustries@hotmail.com
Northland 6012

Five Star Construction Limited - Gerald Evans

M 027 555 6448 E enquiries@fscnz.co
Wellington

Frank Braakhuis Builders - Frank Braakhuis

P 04 478 9448 M 027 449 6602 E braakhuis@xtra.co.nz
Churton Park 6037

Harakeke Holdings Ltd - Tamati Matthews

M 027 205 6367 E kmitcalfe@yahoo.co.nz
Lyal Bay 6022

Intouch Interiors - Paul Wilkinson

P 04 478 3948 M 021 684 849
E paul@intouchinteriors.co.nz W www.intouchinteriors.co.nz
The Terrace, Wellington 6143

Jet Construction Ltd - Scott Moyle

P 04 977 3811 M 027 241 4890 F 04 977 3819
E builder@jetconstruction.co.nz W www.jetconstruction.co.nz
Newtown 6242

Joslin Builders Limited - Glen Joslin

P 04 477 0649 M 027 242 6566
E joslinfamily@xtra.co.nz W www.joslinbuilders.co.nz
Johnsonville, Wellington 6440

Kevin Giles Building Ltd - Kevin Giles

M 027 445 0966 E kgb1@clear.net.nz
Seatoun, Wellington 6022

Mark Debney Builder - Mark Debney

M 027 243 2360 E mdebney@xtra.co.nz
Kaiwharawhara 6035

McGuire Enterprises (2005) Limited - Graham McGuire

P 04 380 6123 M 027 445 1305 E graham@mcguire.net.nz
Hutt Valley, Wellington City

Monymusk Construction Limited - James Sutton

P 04 972 7670 M 027 366 5581 E janis_mclauchlan@paradise.net.nz
45 Wellington Road, Kilbirnie, Wellington 6022

Neil Brown Building Ltd - Neil Brown

P 04 476 4851 M 021 048 7413
E info@neilbrownbuilding.co.nz W www.neilbrownbuilding.co.nz
Karori 6012

Neil Hurley - Neil Hurley

P 04 973 9178
Northland, Wellington 6012

Parsons Building Ltd - Brett Parsons

M 027 438 3413 E brett.parsons@windowlive.com
Southgate 6023

Paul Kelly Building Contractors - Paul Kelly

P 04 971 6430 M 027 232 3014 E paulkellybuilder@gmail.com
Island Bay, Wellington 6023

Peter Wehrli Builders Ltd - Peter Wehrli

P 04 479 6785 M 021 497 266 E pete.marilyn@xtra.co.nz
Khandallah

Phil Bartley Builders - Phillip Bartley

M 027 248 5056 E philbartleybuilders@gmail.com
Brooklyn 6021

PL Trapp builders - Peter Trapp

P 04 383 9990 M 027 452 4834 E pl.trappbuilder@gmail.com
Island Bay 6023

Quayle Construction Limited - Nick Quayle

P 04 569 1689 M 027 446 5609 F 04 569 1689
E quayle.construction@xtra.co.nz
Hutt Valley, Wellington City

Ranj's Building Services - Ranjit Haribhai

M 027 202 2911
Newtown, Wellington 6242

SJ McCartney Plastering Ltd - Scott McCartney

M 027 233 2086 E scottmacnz@yahoo.com
Brooklyn 6021

Skin Built - Simon Skinner

M 021 431 311
Wadestown 6012

Southcoast Construction - Stephen Roberts

M 027 477 0077 E steve@southcoast.co.nz W www.southcoast.co.nz
Wellington 6140

W A Petley Builders Ltd - Wayne Petley

M 021 461 514 E wpetley@gmail.com
Miramar, Wellington

Wellington Builders Ltd - Jeff Guerin (LBP 101444)

P 04 472 3464 M 021 405 993
E wgtntbuild@xtra.co.nz W www.wgtntbuild.co.nz
Khandallah, Wellington 6441

LOWER HUTT

A & M Browne Builders Ltd - Michael Browne

P 04 565 1442 M 027 223 6709 E brownebuilders@xtra.co.nz
Belmont, Lower Hutt 5010

A L O B Building Ltd - Adrian O'Brien

M 021 221 2562 E alobbuilding@hotmail.com
Lower Hutt 5010

AJ Wylie Construction Ltd - Andrew Wylie

M 027 443 4387 E ajwylie@xtra.co.nz
Mana 5024

Alicetown Builders Ltd - Stephen Morris

P 04 568 2991 M 027 230 8087
E juneandsteve@xtra.co.nz W www.alicetownbuilders.co.nz
Alicetown, Lower Hutt 5010

Licensed Building Practitioners



Bathroom Solutions 2000 - Jason Pahina & Marilyn Norling

P 04 939 2929 M 027 221 4422

E marilyn@bathroomsolutions2000.co.nz W www.bathroomsolutions2000.co.nz
Petone, Lower Hutt 5012

BC Topp Builders - Barry Topp

M 021 574 624 E l_btopp@xtra.co.nz
Petone 5012

Clifford Enterprises Trust - Graham Clifford

M 027 457 6776 E cet@clear.net.nz
Naenae 5011

D Greenbank Builders Ltd - Douglas Greenbank

P 04 298 8928 M 027 452 5388 E lorrainegreenbank@hotmail.com
Paraparaumu 5032

Diamond Building Services Ltd - Ian Minshull

M 027 218 7678 E minshull@clear.net.nz
Whitby 5024

EJ Robinson Contractors - Eric Robinson

M 027 449 3783 E ejrob@xtra.co.nz
Waikanae 5036

Jim Henderson Builders - Jim Henderson

P 04 529 7369 M 027 444 9798 E jimandkaren@xtra.co.nz
Riverstone Terrace, Lower Hutt 5018

JMC Builders - Jamie Corrigan

M 021 052 4447 E jcorrigan.builder@gmail.com
Raumati South 5032

John Peattie Building & Maintenance - John Peattie

P 04 299 0846 M 021 253 9672 E johnepeattie@hotmail.com
Raumati South 5031

Kane McGee Construction - Kane McGee

M 027 522 5309 E k.mcgeeconstruction@gmail.com
Paraparaumu 5036

Lead Builders Ltd - Garry Ledbury

M 027 446 6036 E gaz@leadbuilders.co.nz W www.leadbuilders.co.nz
Thorndon 5032

Michael Burns Builder - Michael Burns

P 04 566 1152 M 021 251 4741 E burnzz@xtra.co.nz
Tirohanga 5010

R D O - Peter Thomson

P 04 938 3007 M 027 452 4581 E rdo@paradise.net.nz
Lower Hutt, Wellington 6012

Renown Builders Limited - Stephen Cadle

M 027 254 3255 E steve.rita@paradise.net.nz
Paraparaumu 5032

Right Angle Builders Ltd - Simon Murray

M 027 457 2421 E r.abuilders@yahoo.co.nz
Paremata 5024

Rob Berg Builders - Robert Berg

M 022 034 0355
76 Cluston Park Road, Lower Hutt 5018

Simon Roche Ltd - Simon Roche

M 027 447 5073 E simonrocheLtd@gmail.com
Eastbourne, Lower Hutt 5013

Simons Construction Services - Simon Norman

M 027 441 7299 E jane.simon@paradise.net.nz
Wainuiomata 5014

Tom Elliott Builders - Thomas Elliott

M 027 226 8094 E trimpork@paradise.net.nz
Stokes Valley 5019

Trevway Building Services - Trevor Cunningham

M 021 548 877 W www.trevway.co.nz
Johnsonville 5024

Urban homes - Brent Tapp

P 04 568 8893 M 027 687 2599
E brent@urbanbuilding.co.nz W www.urbanhomes.co.nz
Seaview 5014

Vada Developments Ltd - Dennis Howard

P 04 976 0889 M 027 443 2779 E vadabuilding@clear.net.nz
Wellington Mail Centre, Lower Hutt 5045

Wayne Dyet Homes Ltd - Wayne Dyet

M 027 567 1099 E waynedyet@hotmail.com
Raumati South 5032

UPPER HUTT

Building Repair Services - Warren White

P 04 527 0099 M 027 632 2121 E brswarren@paradise.net.nz
Trentham, Upper Hutt 5018

Cosgrove Construction Limited - Myles Cosgrove

P 04 528 4553 M 021 522 708 E cosgrove.construction@xtra.co.nz
Silver Stream, Upper Hutt 5019

Hutt Construction Ltd - Phillip Delaney

M 027 449 3334 E phill@huttconstruction.co.nz W www.huttconstruction.co.nz
Upper Hutt 5018

Lester Martin Builders Ltd - Lester Martin

P 04 526 2472 M 027 445 3379 E lester.martin@xtra.co.nz
Upper Hutt 5140

Peter Peryer Builders Ltd - Peter Peryer

P 04 970 7136 M 027 445 1403 E fursdon@paradise.net.nz
Upper Hutt, Wellington 6140

Skyward Ltd - Matthew Martin

M 027 576 9300 E skyward@xnet.co.nz
Silverstream, Upper Hutt 5019

KAPITI COAST

C D van der Meer Builders Limited - Carl van der Meer

M 027 446 3238 E carl_vandermeer@xtra.co.nz
Kapiti Coast

Don Watson Brick & Block Laying Ltd - Don Watson

M 027 454 8377 E donwatson.bnb@xtra.co.nz
Titahi Bay, Porirua 5022

Greatlife NZ Ltd - Philip Jones

P 04 236 6094 M 027 245 7653 E pmjones@xtra.co.nz
Titahi Bay, Porirua 5022

G J Lester Building (Wgtn) Limited - Gary Lester

P 04 238 2742 M 027 443 2859
E lesterbuilding@paradise.net.nz W www.gjlester.co.nz
Greater Wellington

Generation Homes (Kapiti Coast) - Alan Pye

P 04 293 5816 M 027 518 1909
E alanp@generation.co.nz W www.generation.co.nz
Showhome: 1 Te Nehu Drive, Paraparaumu, Kapiti Coast

Hipro Construction Ltd - Christopher Woolley

M 021 300 069 E woolleyclan@inspire.net.nz
Porirua 5024

Impact Building - Sam Janes

P 04 233 9048 M 021 389 155 E impactbuilding@clear.net.nz
Paremata, Porirua 5024

P J White Construction Limited - Pat White

P 04 293 2147 M 027 446 5548 E waikanaewhites@gmail.com
Kapiti Coast

Primesite Homes Limited - Mike Fox & Ash Turner

P 04 478 8719 M 027 245 5539 Ash or 027 4427921 Mike
E aturner@primesitehomes.co.nz W www.primesitehomes.co.nz

Progressive Homes (2007) Limited - Andrew Leslie

P 04 237 7575 M 021 220 3961 E andrew@progressivehomes.co.nz
Greater Wellington 5840

S & S Sorenson Builders Limited - Shane Sorenson

P 04 920 6644 M 021 494 868
E shane.sorenson@clear.net.nz W www.sandssorensonbuilders.co.nz
Hutt Valley

...listings continued overleaf



Licensed Building Practitioners – continued

Simon Middleton - Simon Middleton

M 021 292 3430 E simon_middleton1@hotmail.com
Whitby, Porirua 5024

Tool Box Builders Ltd - Matthew Archer

M 027 485 5520 E mattandmezza@xtra.co.nz
Titahi Bay, Porirua 5022

WAIRARAPA

Bashford Construction Ltd - Paul Bashford

M 027 270 5664 E bashfords@xtra.co.nz
Solway, Masterton 5512

Bill The Builder - Bill Crook

P 06 306 6276 M 027 306 0151 E billcrook65@yahoo.co.nz
Martinborough

BMK Builders - Brendon King

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

Cameron Builders - Duane Cameron

P 04 904 9592 M 021 447 568 E duane@cameronbuilders.co.nz
Waikanae

Concept Construction 2010 - Russell Hall

M 027 239 9955 E rg.hall@xtra.co.nz
Masterton 5512

Cunning Plans 08 Ltd - Clinton Taylor

P 06 304 8809 M 027 304 1561 E cunningplans@xtra.co.nz
Grey Town, South Wairarapa

Darryl Payne Builders - Darryl Payne

P 06 370 3248 M 027 454 9777 E djpayne@xtra.co.nz
Masterton 5840

David Dye Bricklaying - David Dye

P 06 304 9704 M 027 474 9711 E k.dee@clear.net.nz
Greytown 5250

Gary McGuire Builders Ltd - Gary McGuire

M 027 304 9296 E abak@hotmail.com
Featherston

Patrick Gilpin Construction - Patrick Gilpin

M 027 622 9754 E pat.pgc@xtra.co.nz
Otaki

SK Building Contracting Ltd - Som Keomany

P 04 970 4706 M 021 231 2073 E somkeomany@hotmail.com
39 McGowan Road, Wainuiomata

Vogeomorn Construction Ltd - Derek Lee

P 04 389 3072 M 027 444 3406 E Derek.lee@xtra.co.nz
Brooklyn - Wellington

This list may not include all Licensed Building Practitioners in the region – if you want to find more go to www.dbh.govt.nz

Registered Master Builders - when quality counts



WELLINGTON CITY

C J Ryan Limited - Chris Ryan

P 04 380 8899 M 027 433 3093 E 6kidez@clear.net.nz
WELLINGTON CITY

Five Star Construction Limited - Gerald Evans

M 027 555 6448 E enquiries@fscnz.co
WELLINGTON CITY

Kevin Giles Building Limited - Kev Giles

P 04 388 7489 M 027 445 0966 E kgb1@clear.net.nz
WELLINGTON CITY

Parsons Building Limited - Brett Parsons

M 027 438 3413
E brett.parsons@windowslive.com
WELLINGTON CITY

Peter Wehrli Builders Limited - Pete Wehrli

M 021 497 266 E pete.marilyn@xtra.co.nz
WELLINGTON CITY

Plan It Construction Limited - Rowan Hannah

P 04 380 1958 M 021 397 710
E rowan@planitconstruction.co.nz W www.planitconstruction.co.nz
WELLINGTON CITY

Phil Bartley Builders - Phil Bartley

M 027 248 5056 E philbartleybuilders@gmail.com
WELLINGTON CITY

Steve Hicks Limited - Smith & Sons Renovations and Extensions - Steve Hicks

M 021 280 3160 W www.smithandsons.co.nz
WELLINGTON CITY

Wellington Builders Limited - Jeff Guerin, LBP# BP101444

P 04 472 3464 M 021 405 993
E wgtntbuild@xtra.co.nz W www.wgtntbuild.co.nz
WELLINGTON CITY

GREATER WELLINGTON

(CITY - NORTHERN SUBURBS - HUTT VALLEY)

A & M Browne Builders Limited - Mike Browne

P 04 565 1442 M 027 223 6709 E brownebuilders@xtra.co.nz
GREATER WELLINGTON

CHP Group Limited - Martin Robson

M 021 477 992 E martin.robson@xtra.co.nz
GREATER WELLINGTON

Hayward Homes Limited - John Hayward

P 04 298 1487 M 027 497 0238
E john@haywardhomes.co.nz or haywardhomes@xtra.co.nz
GREATER WELLINGTON

Henderson Bros Builders Limited - Geoff Henderson

P 04 237 6509 M 027 440 8104 E hendersonbros@paradise.net.nz
GREATER WELLINGTON

Homes By Legacy Limited - Brendan Gray

P 09 912 6765 M 021 240 0557
E brendan@homesbylegacy.co.nz W www.homesbylegacy.co.nz
GREATER WELLINGTON

Lindsay Residential Limited - Geoff Lindsay

P 04 528 8711 M 027 450 6665 E lindsay.residential@gmail.com
GREATER WELLINGTON

Paragon Builders Limited - John Hand

M 027 215 5474 E john@paragonbuilders.co.nz W www.paragonbuilders.co.nz
GREATER WELLINGTON

Progressive Homes (2007) Limited - Andrew Leslie

P 04 237 7575 M 021 220 3961 E andrew@progressivehomes.co.nz
GREATER WELLINGTON

Primesite Homes Limited - Mike Fox & Ash Turner

P 04 478 8719 M 027 245 5539 Ash or 027 442 7921 Mike
E admin@primesitehomes.co.nz W www.primesitehomes.co.nz
GREATER WELLINGTON



WELLINGTON CITY- KAPITI COAST

CD van der Meer Builders Limited - Carl van der Meer
 M 027 446 3238 E carl_vandermeer@xtra.co.nz
 WELLINGTON CITY - KAPITI COAST

DNA Home Builders Limited - Daravut Nguon
 P 04 478 7636 M 027 230 0678 E dnguon@xtra.co.nz
 WELLINGTON CITY- KAPITI COAST

K G Rosson Building Contractors Limited - Kevin Rosson
 P 04 293 3957 M 027 443 1680 F 04 293 7276 E kevinrosson@xtra.co.nz
 WELLINGTON CITY - KAPITI COAST

WELLINGTON CITY - WAIRARAPA

Timeless Homes Limited - Timeless Architecture & Energy Efficient Construction - Mark Jerling
 P 0508 Timeless (846 353) M 027 553 7979
 E info@timelesshomes.co.nz W www.timelesshomes.co.nz
 WELLINGTON CITY - WAIRARAPA

Simon Roche Ltd - Simon Roche
 M 027 447 5073 E simonrochelt@gmail.com
 LOWER HUTT

WELLINGTON CITY - NORTHERN SUBURBS

Blue Ridge Homes Limited - Randall McLean
 P 04 499 7030 M 027 476 5521
 E randall@blueridgehomes.co.nz W www.blueridgehomes.co.nz
 NORTHERN SUBURBS

Frank Braakhuis Builders - Frank Braakhuis
 P 04 478 9448 M 027 449 6602 E braakhuis@xtra.co.nz
 WELLINGTON CITY - NORTHERN SUBURBS

G J Lester Building (Wgtn) Limited - Gary Lester
 P 04 238 2742 M 027 443 2859
 E lesterbuilding@paradise.net.nz W www.gjlester.co.nz
 NORTHERN SUBURBS

Hanna Construction Limited - John Hanna
 P 04 234 8459 M 027 442 0867
 E john@hannaconstruction.co.nz W www.hannaconstruction.co.nz
 WELLINGTON CITY- NORTHERN SUBURBS

Johnsonville Building Solutions Limited - Matthew Eden
 M 021 669 341 E jvillebuiltsolutions@clear.net.nz
 NORTHERN SUBURBS - HUTT VALLEY

Joslin Builders Limited - Glen Joslin - Wellington City
 P 04 477 0649 M 027 242 6566
 E joslinfamily@xtra.co.nz W www.joslinbuilders.co.nz
 NORTHERN SUBURBS

M A Wiggins Builders - Mike Wiggins
 P 04 232 9673 M 027 230 8482 E fiona.mikew@xtra.co.nz
 NORTHERN SUBURBS

Mandel Contracting Limited - Nathan Mandel
 A/H 04 388 4432 M 027 448 6434 E nathan.mandel@xtra.co.nz
 EAST - CENTRAL - NORTHERN SUBURBS

Peter Strawbridge Builders Limited - Peter Strawbridge
 P 04 479 6642 M 027 452 4080 E strawbridgefamily@clear.net.nz
 WELLINGTON CITY- NORTHERN SUBURBS

Quality Construction Company - Dan Albert
 P 04 236 6235 M 021 650 353
 E dan@qualityconstruction.co.nz W www.qualityconstruction.co.nz
 PORIRUA REGION

S&R Residential Limited - Tavn Stefanidis
 P 04 232 1365 M 021 501 255 E sr.res@vodafone.co.nz W www.sandr.co.nz
 WELLINGTON CITY - NORTHERN SUBURBS

Stonewood Homes Wellington Limited - Darren Sears
 Show Home - 14 Queen Charlotte Dr., Aotea, Wellington
 P 04 478 8105 M 027 278 9029
 E darren.sears@stonewood.co.nz W www.stonewood.co.nz

KAPITI COAST - HOROWHENUA

D Rutter Builders - Daryl Rutter
 P 06 364 2036 M 027 230 2899 E bradell@xtra.co.nz
 KAPITI COAST

Generation Homes (Kapiti Coast) - Alan Pye
 Showhome: 1 Te Nehu Drive, Paraparaumu, Kapiti Coast
 P 04 293 5816 M 027 518 1909 E alanp@generation.co.nz W www.generation.co.nz

P J White Construction Limited - Pat White
 P 04 293 2147 M 027 446 5548 E waikanaewhites@gmail.com
 KAPITI COAST

R A Ruscoe Builders Limited - Kapiti Coast & Hutt Valley - Bob Ruscoe
 M 027 443 8624 E bobruscoe@clear.net.nz
 KAPITI COAST - HUTT VALLEY

S & J Mackay Builders Limited - Steve Mackay
 P 04 298 7878 M 027 448 6760 E sjmackay@xtra.co.nz
 KAPITI COAST

WELLINGTON CITY - HUTT VALLEY

Maridale Construction Limited - Brian Marriner
 P 04 527 8765 M 027 446 5727
 E maridale@xtra.co.nz W www.maridaleconstruction.co.nz
 WELLINGTON CITY - HUTT VALLEY

Quayle Construction Limited - Nick Quayle
 P 04 569 1689 M 027 446 5609 F 04 569 1689 E quayle.construction@xtra.co.nz
 WELLINGTON CITY - HUTT VALLEY

HUTT VALLEY

Joe Lancaster & Son Limited - Glen Lancaster
 P 04 971 2222 M 021 433 974 E lancaster@paradise.net.nz
 HUTT VALLEY

Paul McLeod Builder - Paul McLeod
 P 04 977 7205 M 027 236 2353 E paulandcarol@clear.net.nz
 HUTT VALLEY

S & S Sorenson Builders Limited - Shane Sorenson
 P 04 920 6644 M 021 494 868
 E shane.sorenson@clear.net.nz W www.sandssorensonbuilders.co.nz
 HUTT VALLEY

WAIRARAPA

A1 Homes Wairapa - Southey Construction Limited - Paul Southey
 New Showhome ready August: 47 Main Street, Greytown
 P 06 304 8399 M 027 230 5067
 E paul.southey@a1homesgtn.co.nz W www.a1homes.co.nz

Brian the Bilda - Brian Coley
 M 027 244 1979 E bilda@wise.net.nz
 WAIRARAPA

Hepburn Builders Limited - Willie Hepburn
 P 06 370 9423 M 027 295 4693 E hepburnbuilders@xtra.co.nz
 WAIRARAPA

J F Building - Jamie Fraser
 M 027 863 7780 E jfbuilding@hotmail.co.nz
 WAIRARAPA

Vic Jacobson Project Services - Vic Jacobson
 P 04 831 1364 M 021 229 4929
 E the.jakes@clear.net.nz
 MASTERTON - WAIRARAPA



This list may not include all Registered Master Builders in the region – if you want to find more go to www.masterbuilder.org.nz
 The LBP members listed here are correct at time of printing – for a continually updated list, visit www.dbh.govt.nz



Certified Builders

WELLINGTON CITY

-  **Adrian Reid Builders - Adrian Reid**
P 04 380 9598 M 021 384 111
E adrian@adrianreidbuilders.co.nz W www.adrianreidbuilders.co.nz
WELLINGTON CITY
-  **Baseline Limited - Geoff Askew**
P 04 977 5599 M 021 453 969 E geoff.askew@paradise.net.nz
WELLINGTON CITY
-  **Capital Builders Limited - Brent Sarten**
M 021 793 931 E brent@capitalbuilders.co.nz
WELLINGTON CITY
-  **Island Bay Builders Limited - Jason Greco**
M 021 399 224 E islandbaybuildersltd@gmail.com
WELLINGTON CITY
-  **John H Clift Builder Limited - John Clift**
P 04 476 0313 M 027 457 4810 E lclift@xtra.co.nz
WELLINGTON CITY
-  **Marc Heatley Residential Construction Limited - Marc Heatley**
M 027 439 3980 E info@marcheatley.co.nz W www.marcheatley.co.nz
WELLINGTON CITY
-  **MC Builders Limited - Mike Campbell**
P 04 475 6149 M 021 922 252 E mcbuildersltd@xtra.co.nz
WELLINGTON CITY
-  **Monymusk Construction Limited - James Sutton**
P 04 972 7670 M 027 366 5581 E janis_mclauchlan@paradise.net.nz
WELLINGTON CITY
-  **RM Construction Limited - Ross Maret**
M 027 447 0588 E marett@clear.net.nz
WELLINGTON CITY
- Rundle Residential Limited - Kerry Rundle**
P 04 479 1416 M 027 498 7650 E rerun@xtra.co.nz
WELLINGTON CITY
-  **CS Simonsen - Builder - Craig Simonsen**
P 04 389 7424 M 027 478 5194 E simonsen.family@clear.net.nz
WELLINGTON CITY
-  **W A Petley Builders Limited - Wayne Petley**
M 021 461 514 E wapetley@gmail.com
WELLINGTON CITY

GREATER WELLINGTON

-  **BL Building Limited - Bruce Laga**
P 04 976 6871 M 027 200 8999 E blbuildingltd@gmail.com
GREATER WELLINGTON - KAPITI COAST
- Built 4 U Limited - Bruce Whiting**
P 04 477 6411 M 027 461 2039
E built4ultd@xtra.co.nz W www.built4ultd.co.nz
GREATER WELLINGTON
-  **EBuild Residential - Tony Hodson**
P 04 380 7414 Free Phone: 0508 EBUILD M 021 279 6628
E tony@ebuild.co.nz W www.ebuild.co.nz
GREATER WELLINGTON
-  **Fix-It Renovations - Rudy van Vlerken**
P 04 297 2893 M 027 442 1049 E rudy@fixit.co.nz W www.fixit.co.nz
GREATER WELLINGTON - KAPITI COAST
-  **Gordon Jenkins Building Contractor - Gordon Jenkins**
M 027 445 5970 E gordontjenkins@xtra.co.nz
GREATER WELLINGTON - KAPITI COAST
-  **JBG Construction Limited - Peter Armitage**
M 027 554 2267 E jbgconstruction@xtra.co.nz
GREATER WELLINGTON
-  **Jeffrey Building Limited - Mark Jeffrey**
M 027 241 6089 E jeffreybuilding@gmail.com
GREATER WELLINGTON
-  **Lead Builders Limited - Garry (Gaz) Ledbury**
P 04 902 2510 M 027 446 6036 E gaz@leadbuilders.co.nz
GREATER WELLINGTON
-  **McMurtrie Builders Limited - James McMurtrie**
P 04 232 3664 M 021 415 404
E james@mcmurtriebuilders.co.nz W www.mcmurtriebuilders.co.nz
GREATER WELLINGTON - KAPITI COAST
-  **Natural Revival Construction Limited - Glenn Wright**
P 04 384 1090 M 027 485 5071 E glennw@maxnet.co.nz
GREATER WELLINGTON
-  **Neil Brown Building Limited - Neil Brown**
P 04 476 4851 M 021 048 7413 E info@neilbrownbuilding.co.nz
123 Montgomery Avenue, Karori, WELLINGTON 6012
GREATER WELLINGTON
-  **P & L Ralph Building - Peter Ralph**
P 06 36 433 64 M 027 541 1128 E plralph@xtra.co.nz
GREATER WELLINGTON - HOROWHENUA
-  **Quadrille Construction Limited - Craig Balmforth**
P 04 567 9108 M 027 434 2037 E quadrille@xtra.co.nz
GREATER WELLINGTON
-  **ReCreations Building Contractors Limited - Braden Cameron**
P 04 478 0246 M 027 232 1489
E info@recreationswellington.co.nz W www.recreationswellington.co.nz
GREATER WELLINGTON - KAPITI COAST
-  **Steel Frame Concepts - George Evans-Morgan -**
P 04 238 4473 M 027 440 2463
E george@sfc.co.nz W www.sfc.co.nz
GREATER WELLINGTON
-  **The Complete Building Company Limited - Mike Wickens**
P 04 905 9211 M 027 433 1090 E tcbbc@clear.net.nz
GREATER WELLINGTON - KAPITI COAST
-  **Trussler Construction Co Limited - Neil Trussler**
P 04 939 1652 M 027 443 5214 E trussler@paradise.net.nz
GREATER WELLINGTON - KAPITI COAST
-  **Urban Homes Limited - Brent Tapp**
P 04 568 8893 M 027 687 2599
E brent@urbanhomes.co.nz W www.urbanhomes.co.nz
GREATER WELLINGTON
-  **Villa Builders Limited - Graeme Savage**
P 04 569 8971 M 027 442 4754 E villabuilders@paradise.net.nz
GREATER WELLINGTON
-  **Vogelmorn Maintenance & Construction Limited - Derek Lee**
P 04 389 3072 M 027 444 3406 E derek.lee@xtra.co.nz
GREATER WELLINGTON

WELLINGTON CITY - NORTHERN SUBURBS - KAPITI COAST

-  **ALLCAM Builders Limited - Andy Cameron**
M 021 104 6538 E allcam.builders@paradise.net.nz W www.allcambuilders.co.nz
WELLINGTON CITY - KAPITI COAST

Certified Builders



Cameron Builders - Duane Cameron

P 04 293 5946 M 021 447 568

E fenella@cameronbuilders.co.nz W www.cameronbuilders.co.nz
WELLINGTON CITY - KAPITI COAST

Cardea Construction Limited - Richard Long

P 04 977 3919 M 027 230 6155

E richard@cardeaconstruction.co.nz W www.cardeaconstruction.co.nz
WELLINGTON CITY - NORTHERN SUBURBS

Kerry Wicks Builders - Kerry Wicks

M 027 232 9616 E kaanholdings@xtra.co.nz

NORTHERN SUBURBS

M J Harris Building Contractors Limited - Michael Harris

M 021 380 659 E mandmharris@paradise.net.nz

WELLINGTON CITY - NORTHERN SUBURBS

Wayne Dyet Homes Limited - Wayne Dyet

P 04 299 3444 M 027 567 1099 E waynedyet@hotmail.com

WELLINGTON CITY - KAPITI COAST

KAPITI COAST - HOROWHENUA

ABC Building Contractor Limited - Frits Van Geldorp

P 06 367 6441 M 027 666 3336 E fritsvangeldorp@xtra.co.nz

KAPITI COAST - HOROWHENUA

Andaman Builders Limited - Max Green

M 027 443 6508 E andamanbuilders@xtra.co.nz

KAPITI COAST

Brendan Graham Builders - Brendan Graham

A/H 06 3679384 M 027 247 4721 E brenelen@xnet.co.nz

HOROWHENUA

Campbell Builders Limited - Grant Campbell

M 021 436 019 E g.a.campbell@xtra.co.nz

KAPITI COAST - HOROWHENUA - MANAWATU

Craig Diffey Builder Limited - Craig Diffey

P 06 368 7480 M 027 442 7950

E ctjd.diffey@xtra.co.nz W www.craigdiffeybuilder.com

HOROWHENUA - MANAWATU

Mike Burge Builders - Mike Burge

P 04 298 1935 M 021 847 020 E mike-debra@xtra.co.nz

KAPITI COAST

WELLINGTON CITY - HUTT VALLEY

A Plus Builders - Nathan Mcgregor

P 04 528 5558 M 027 223 5320 E aplusblders@xtra.co.nz

WELLINGTON CITY - HUTT VALLEY

Addition Limited - Richard Williams

P 04 586 6812 M 021 242 2271

E richard@addition.net.nz W www.addition.net.nz

WELLINGTON CITY - HUTT VALLEY

A Okay Building Limited - Andrew Oakenfull

M 021 443 129 E aokaybuilding@hotmail.co.nz

WELLINGTON CITY - LOWER HUTT

Cosgrove Construction Limited - Myles Cosgrove

P 04 528 4553 M 021 522 708 E cosgrove.construction@xtra.co.nz

HUTT VALLEY

Footprint Building Company Limited - Greg Murfitt

A/H 04 566 4815 M 021 249 2544 E greg.murf@xtra.co.nz

WELLINGTON CITY - HUTT VALLEY - PORIRUA

Gilmour Building Contractors Limited - Raymond Gilmour

M 027 349 7730 E raydgilmour@hotmail.com

WELLINGTON CITY - HUTT VALLEY

Hamills Construction - Graham Hamill

M 027 595 2472 E hamillsconstruction@gmail.com

WELLINGTON CITY - HUTT VALLEY

Hunter Construction - Rob Hunter

P 06 304 9922 M 027 445 7840 E cindy.hunter@xtra.co.nz

HUTT VALLEY

J D Dillon Contracting Limited - John Dillon

P 04 527 8127 M 021 421 250 F 04 527 8127 E jddillon@xtra.co.nz

WELLINGTON CITY - HUTT VALLEY

Jim Henderson Builders - Jim Henderson

P 04 529 7369 M 027 444 9798 E jimmandkaren@xtra.co.nz

LOWER HUTT

McGuire Enterprises (2005) Limited - Build with Confidence - Graham McGuire

P 04 380 6123 M 027 445 1305 E graham@mcguire.net.nz

W www.mcguireenterprises.weebly.com

WELLINGTON CITY - HUTT VALLEY - TAWA

Ray Watkins Building Contractors Limited - Ray Watkins

P 04 570 0615 M 027 448 1949 E rwatkins@paradise.net.nz

WELLINGTON CITY - LOWER & UPPER HUTT

RD Builders Limited - Ross Flowerday

P 04 528 3414 M 021 323 928

E rd.builders@xtra.co.nz W www.rdbuilders.co.nz

WELLINGTON CITY - HUTT VALLEY

Rob Maughan Construction Limited - Rob Maughan

P 04 569 5029 M 021 909 121 E robwmaughan@gmail.com

WELLINGTON CITY - HUTT VALLEY

Samson Building Services Limited - Paul Munn

P 04 526 9526 M 021 526 952 E prmcmmunn@xtra.co.nz

WELLINGTON CITY - HUTT VALLEY

WAIRARAPA

Bill The Builder - Bill Crook

M 027 306 0151 E billcrook65@yahoo.co.nz

SOUTH WAIRARAPA

Boyce Builders Limited - Malcolm Boyce

P 06 379 7620 M 021 371 890 E boyce_builders_ltd@xtra.co.nz

WAIRARAPA

Classic Homes - Warwick Dean

P 06 377 4433 M 027 448 4728 E warwick@designercourt.co.nz

MASTERTON - CARTERTON

Jenard Construction Limited - Richard Jenkins

P 06 378 8708 M 027 442 3979 E jenardcons@xtra.co.nz

WAIRARAPA

Vic Jacobson Project Services - Vic Jacobson -

P 04 831 1364 M 021 229 4929

E the.jakes@clear.net.nz W www.vic.buildit.org.nz

MASTERTON - WAIRARAPA

This list may not include all Certified Builders in the region – if you want to find more go to www.certified.co.nz
The LBP members listed here are correct at time of printing – for a continually updated list, visit www.dbh.govt.nz

6.3.1 Budget worksheet

GENERAL	BUDGET	ACTUAL		BUDGET	ACTUAL
1 Preliminaries and General			19. Concrete Slab		
2. Consulting Engineers			20. Timber Joists and Piles		
3. Legal			21. Building Wrap		
4. Design			22. Wall Cladding		
5. Consents			23. Wall Cladding - Masonry Veneer		
6. Insurance			24. Roofing Membrane		
			25. Roofing		
SITE/STRUCTURE	BUDGET	ACTUAL	26. Downpipes and Guttering		
7. Preparation and Groundwork			27. Fascia		
8. Retaining Walls			28. Soffits		
9. Concrete			29. Capping and Flashings		
10. Steel Reinforcement			30. Windows & Doors - Timber / Aluminium / Composite		
11. Concrete Masonry			31. Skylights		
12. Framing - Steel / Timber			32. Front Door		
13. Carpentry			33. Glazing		
DRAINAGE/PLUMBING	BUDGET	ACTUAL	BEHIND THE WALLS	BUDGET	ACTUAL
14 Exterior Drainage			34. Insulation		
15. Sanitary Plumbing			35. Pre-wiring		
16. Septic Tanks & On-site Waste Water Systems			36. Plumbing		
			37. Hot Water Heating		
EXTERIOR ENVELOPE	BUDGET	ACTUAL			
17. Tanking and Damp-proofing					
18. Brick and Block-laying					

INTERIOR FITOUT & FLOORING

BUDGET ACTUAL

	BUDGET	ACTUAL
38 Lining - Plasterboard / Other		
39. Interior Doors and Windows		
40. Interior Joinery		
41. Fixture - Bathroom / Kitchen		
42. Door Hardware		
43. Solid Plaster		
44. Tiling		
45. Carpeting		
46. Timber Flooring		
47. Flooring - Other		
48. Painting and Paperhanging		
49. Furniture		
50. Window Dressing		
51. Lighting		
52. Home Automation		
53. Stairs		

KITCHENS & BATHROOMS

BUDGET ACTUAL

	BUDGET	ACTUAL
54. Kitchen Joinery		
55. Benchtops		
56. Kitchen Fixtures		
57. Appliances		

BUDGET ACTUAL

	BUDGET	ACTUAL
58. Bathroom Tiling		
59. Bathroom Fixtures		
60. Wardrobes		
61. Storage		
62. Laundry		
63. Water		
64. Gas		
65. Electrical		
66. Solar		
67. Telecommunications & Internet		
68. Security		
69. Rainwater Systems		
70. Drainage		
71. Heating and Cooling		

LANDSCAPING & RUBBISH

72. Swimming Pool / Spa		
73. Decking		
74. Paving		
75. Landscaping		
76. Garaging		
77. Rubbish Removal		
TOTAL		

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BANG & OLUFSEN

Think of a room, any room. A bedroom, guest room, or open-plan kitchen? In a summerhouse, chic apartment, or family home? Now just add BeoSound 8 to fill up your room with Bang & Olufsen sound and style. If you keep your music on an iPad, iPhone, iPod or computer, you are all set to discover the iconic style and breathtaking sound quality that has made Bang & Olufsen one of the most sought-after names in home audio.

Move BeoSound 8 from room to room or hang it on a wall. All you need is a power outlet, your music player of choice, and a desire for real sound quality. Secure your iPad, iPhone, or iPod firmly in the adjustable holder and prepare for a surprise. The sleek speaker design gives little clue about the fidelity and depth of the sound that is about to come your way.

In addition, you can now download an app version of the sleek and stylish BeoPlayer for your docked iPad, iPhone, or iPod. You can also adjust sound levels and skip tracks quickly and conveniently on BeoSound 8 itself. Music on a docked or USB linked device can be controlled via the dedicated round remote control or of course your existing Beo4 or Beo6 remote controls if you already own other Bang & Olufsen equipment.

To match your personal taste and the room you place it in, BeoSound 8 comes in either black or white with aluminium details and matching power cord. When you feel the need to add a splash of colour to the room, the list of options includes six fabric speaker covers in yellow, orange, red, silver, black and white.

To go into the draw to win 1 of 2 Beo Sound 8s, simply fill in the reader survey form opposite and send it back to us. We have a list of excellent suppliers of quality products – simply tick the boxes of the products and services you want information about, tell us what you're planning and then select the items you want information on and we'll send your details on to just those appropriate suppliers/installers in your region and they will contact you with the information you need – Easy!

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Date Sent: _____ Information Required by: _____ Planned Build Date: _____

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

BUDGET:

- \$50k
 \$50-\$100k
 \$100-\$250k
 \$250k-\$500k
 \$500k-\$1MIL
 \$1MIL+

STAGE OF YOUR PROJECT:

- Looking for Section
 Looking for Designer
 Looking for Builder
 Applying for Consent
 Consent received – waiting for build to commence

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Resource Consent			Window / Door Joinery			Curtains / Blinds		
Architect / Architectural Designer			Energy – Electricity / Gas / Solar / Installation			Stairs & Balustrades		
Consulting Engineers – Soil / Drainage / Structural			Airconditioning / Heat Pumps / Home Ventilation Systems			Furnishings		
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Drainage / Drain laying / Waste Water Management			Skylights			Wardrobe Systems		
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Insulation			Kitchens			Pools & Spas		
Floors – Concrete / Timber Carpet / Tiles			Home Appliances			Fencing		
Roofing / Spouting / Downpipes			Central Vacuum Systems			Security		
Cladding			Interior Design			Rubbish Removal		
Interior Lining								

*Does not include iPad, iPhone or iPod.



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- ✓ Information on Leaky Homes & Sustainable Building Design
- ✓ Design Tips & Advice
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