CANTERBURY | NELSON | WEST COAST 2016 | 1ST EDITION

NOW WITH MANDATORY *PRESCRIBED CHECKLIST* INCLUDED!

BUILDING GUIDE

YOUR STEP-BY-STEP GUIDE TO BETTER HOME BUILDING

Important Facts You Need To Know for Your New Build or Renovation

KEY THINGS YOU NEED TO DO

Ten Steps to Sustainability

GET THE BEST FROM YOUR DESIGNER

Have You Got The Right Builder?

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

Like us on Facebook
key word buildingguide

Follow us on Twitter

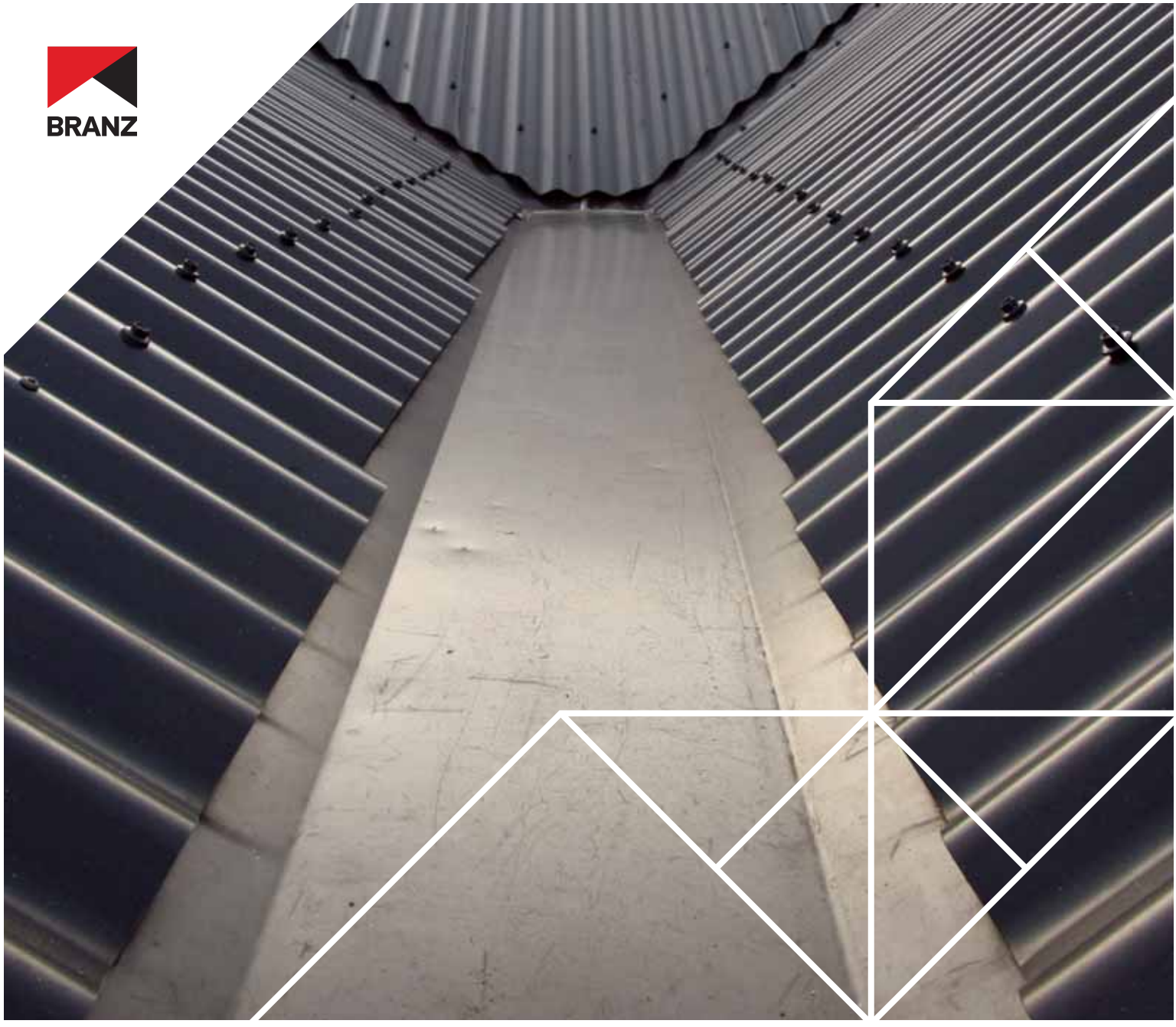
Follow us on Pinterest

2016 BI-ANNUAL $6.95

9 772324 101008

WWW.BUILDINGGUIDE.CO.NZ

BRANZ



BRANZ Bulletins

If you work in the building industry, BRANZ bulletins are an essential resource.

Covering a wide range of topics related to building and building performance, BRANZ bulletins provide the professional builder, architect, designer, building official and specifier with up-to-date technical information and good practice guidelines.

For a limited time, BRANZ will be publishing **three** bulletins bimonthly, instead of two. Now's the time to add to your bulletin collection or purchase a subscription.

Over 140 different bulletins are available in hard copy, pdf and epub formats.
To see a full list of titles, go to **branz.nz/bulletins**

Individual bulletins, all formats $13.50 each
Bulletin set, $357
Bulletin hard copy subscription (1 year), $72

Other popular titles in the series:

Bulletin 593
Efflorescence

Bulletin 594
Eccessive Moisture In Enclosed Subfloor Spaces

Bulletin 594
Factory-coated Metal Claddings

Welcome to the Building Guide

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

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

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

from Mark Graham
Publisher

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.

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:

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

Good luck and happy building!

Stria Cladding is a durable, low maintenance cladding option for your home that can be installed horizontally or vertically, and offers the appeal of solid masonry. Stria Cladding is made in New Zealand and is designed to withstand the harshest NZ conditions. Resistant to fire, moisture damage and rot, Stria Cladding won't warp in the sun so you can paint your home any colour you like – even the darker shades.

Ask James Hardie™ | Call 0800 808 868 | jameshardie.co.nz

James Hardie
a smarter way™

Stria®
CLADDING

BUILDING GUIDE

YOUR STEP-BY-STEP GUIDE TO BETTER HOME BUILDING

Publisher
Mark Graham
mark@aim-high.co.nz

Production Manager
Jacki Wilbur-Smith
jacki@aim-high.co.nz

Sales
Mirvin Manus
mirvin@aim-high.co.nz
09 360 8885 Extn 3

Dilshima Doole
dilshima@aim-high.co.nz
09 360 8885 Extn 4

Nikki Witehira
nikki@aim-high.co.nz
09 360 8885 Extn 5

Design
paulnewman25q@xtra.co.nz

CONTACT US
ph 09 360 8885
fax 09 360 8887
PO Box 44412, Pt Chevalier,
Auckland, New Zealand 1246.
info@aim-high.co.nz
www.buildingguide.co.nz

ISSN 2324-1012

1.0 Building Your Dream

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

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

SEVEN THINGS YOU NEED TO KNOW

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

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

FOUR THINGS YOU NEED TO DO

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

10 STEPS TO BUILDING A HOUSE

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

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

1.1 Preparing a brief

1 STYLE OF DESIGN

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

Think about:

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

2 LIFESTYLE/FAMILY NEEDS

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

3 FEATURES OF YOUR SITE

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

4 PROJECT MANAGEMENT

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

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

1.2 Deciding what you want

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

FEATURE	VERY IMPORTANT	NICE TO HAVE	NOT IMPORTANT
OPEN-PLAN LIVING			
INDOOR / OUTDOOR FLOW			
OUTDOOR LIVING AREAS			
SHADE IN SUMMER			
PRIVACY			
FORMAL ROOMS			
SUSTAINABLE			
ENERGY EFFICIENT			
SEPARATE SPACE FOR GUESTS			
PLAY AREAS FOR CHILDREN			
SEPARATE LIVING SPACES FOR QUIET / LOUD ACTIVITIES			
LOW MAINTENANCE			
...ADD MORE OF YOUR OWN			

1.3 Defining what you need

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

FEATURE	QTY		QTY
BEDROOMS		HEAT PUMP	
WALK-IN WARDROBE		FIREPLACE	
BATHROOM		COVERED VERANDA	
EN-SUITE BATHROOM		DECK	
KITCHEN		OUTDOOR PLAY AREA	
DINING ROOM		SPA POOL	
LIVING AREA		SWIMMING POOL	
COMBINED LIVING / DINING AREA		VEGETABLE GARDEN	
FAMILY ROOM		BARBECUE AREA	
SEPARATE TV ROOM OR GAMES ROOM		OUTDOOR HEATING	
STUDY/HOME OFFICE		OUTDOOR LIGHTING	
LAUNDRY		...ADD MORE OF YOUR OWN	
HOT WATER CUPBOARD			
STORAGE ROOM			
GARAGE – FOR HOW MANY CARS?			
UNDER FLOOR HEATING			
WIRING FOR STEREO / INTERNET			

1.4 Sustainable building

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

THREE FIRST STEPS:

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

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

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

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

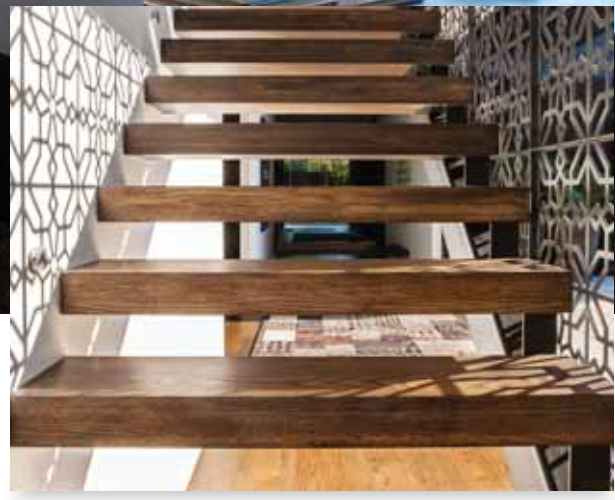
10 STEPS TO LONG-TERM SUSTAINABILITY

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

MORE INFORMATION AT WWW.ECODESIGNADVISOR.ORG.NZ | FOR COUNCIL'S FREE ECO DESIGN ADVISOR SERVICE: **WWW.SMARTERHOMES.CO.NZ** | FOR MORE INFORMATION ON SUSTAINABLE BUILDING: **WWW.EECA.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**

2.0 Where to Start

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



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

FOUR THINGS YOU NEED TO KNOW

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

FIVE THINGS YOU NEED TO DO

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

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

2.1 What can you afford?

1 TALK TO YOUR BANK

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

2 WHAT SORT OF LOAN IS BEST?

There are three types of home loan:

Floating or variable

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

Fixed interest rate

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

Points to remember:

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

Combination of interest rates

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

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

2.2 How much will this project cost?

- Find out the average square metre costs of building from your local builder, architect or quantity surveyor.
- If you need to save money, work out what you can do yourself and what you will have to pay a tradesman to do. Unless you are good at DIY, it can be cheaper to get an expert. Some work must by law be done by a qualified tradesman.
- Decide which features or changes are "must haves" and which can be dropped or deferred to stay within budget.
- Find out what your designer will charge. It is usually between six to 15 per cent of the total cost of the job, depending on its size and value and what services the designer provides.
- Go through the budget worksheet 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).

Who says weatherboards have to be wood?

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

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

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

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

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

nu-wall®
ALUMINIUM CLADDING

Design for a Weathertight Future

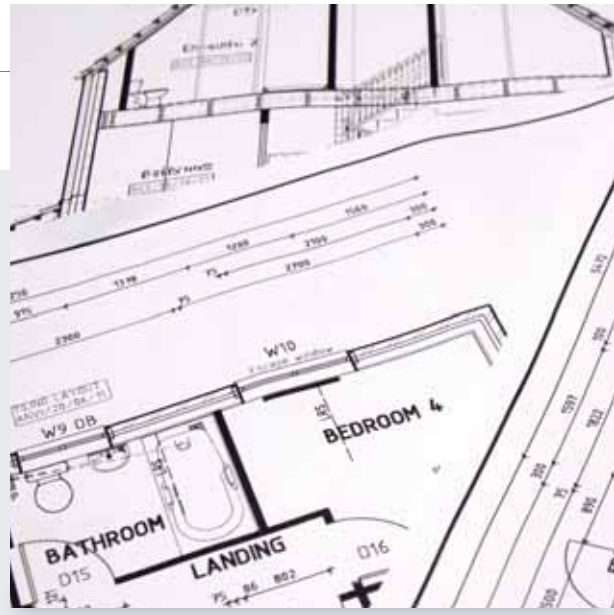
www.nu-wall.co.nz 0800 689 255

BRANZ Appraised
Appraisal No.550 (2007)

2.3 Talk to the council

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

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



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

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 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.**

BESPOKE ARCHITECTURE

NOT ALL HOMES ARE CREATED EQUAL

It's an exciting process to watch your home being built.

To stand amongst the frames, look out the window, see how the light enters the room; to notice the little details that make it yours and special to you - It's a great feeling.

Then there's the difficult decisions like whether to have a wine on the deck or soak in the bath; relaxed and feeling like you're on holiday without leaving home.

That's what building a home is about – fun, pleasure, and the realisation that being in a spa on the deck with a wine is a much better idea.

To make this happen, you have choices to make...not least of which is to decide who to help you design your dream.

It's an exciting process to watch your home being built.

It's also a blast to design.

Our first step with a new project is to ensure the client understands the value of partnering with the right builder. Communication and trust are paramount but so too is having the right relationship.

The benefit of Bespoke's position and history in the market is that we have the experience to help our clients make an informed decision they'll be happy with. Having worked with a large number of builders, we have an accurate understanding of the quality of the builders out there, as well as insights in to their past projects.

People need to be absolutely sure when it comes to their design and build team – I tell clients not to be afraid to ask for references; examples of previous work; further details about the contract; what insurances they have in place.

With all the above in mind, you won't just have a house; you will have the peace of mind and satisfaction of knowing that a team of people who share your enthusiasm have created the quality that is your home.

www.bespoke-architecture.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.

THREE THINGS YOU NEED TO KNOW

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

FOUR THINGS YOU NEED TO DO

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

Above: Westmere
Architect: Paul Somerford | *Photography:* Carolyne Ducobu
Above right: Lynch Street by Dorrington Architects
Architect: Tim Dorrington | *Photography:* Emma-Jane Hetherington

3.1 Sketch design

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

Sketch: Darren Jessop NZ REG ARCH.

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

WHAT YOU NEED TO DO

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

WHAT YOUR DESIGNER WILL DO

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

3.2 Developed design

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

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

WHAT YOU NEED TO DO:

- Attend design meetings and provide clear and timely feedback on material selections and design details for things like balustrades, pergolas, kitchen and bathroom layouts.
- Review the revised cost estimate.
- Approve sub-consultants and pay their fees.
- Sign off on developed design drawings.
- Pay the designer's developed design fee.

WHAT YOUR DESIGNER WILL DO:

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

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

3.3 Pre-construction

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

FIVE THINGS YOU NEED TO DO

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

FOUR THINGS YOUR DESIGNER WILL DO

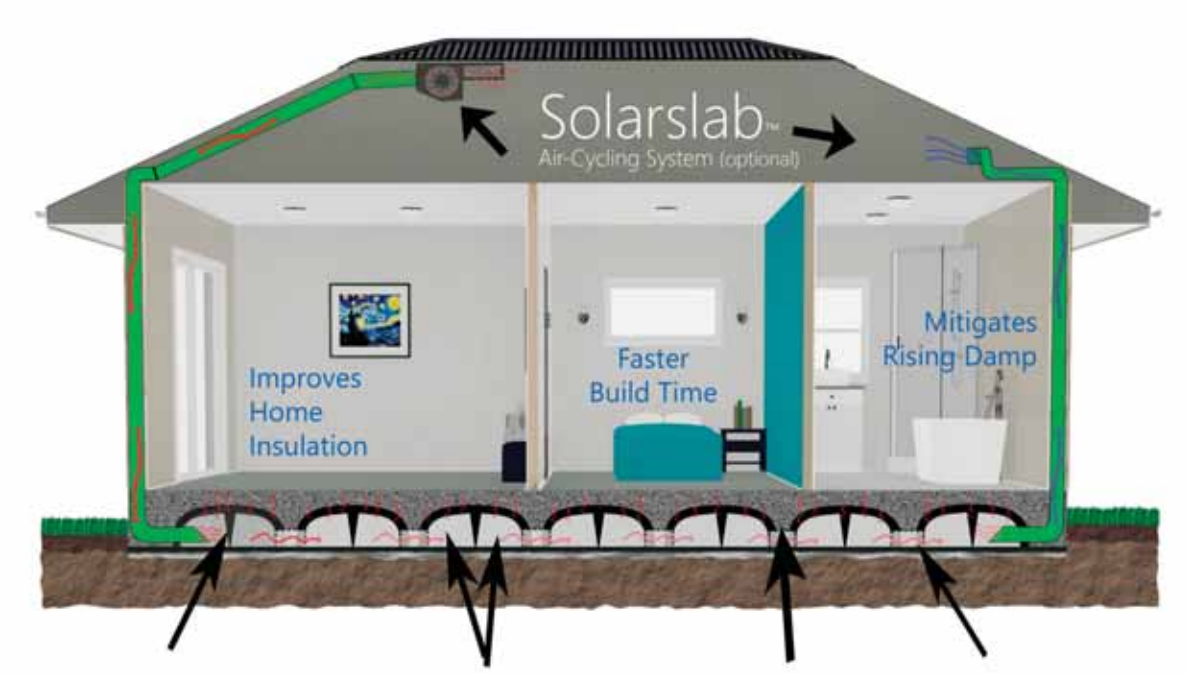
1. Review builder's quotes and construction programme, discuss with you and make recommendations.
2. Complete any component drawings required that had a provisional sum in the tender documents e.g. kitchen or lighting design.
3. Finish all drawings and documents, incorporate any changes required by the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

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

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

CUPOLEX®

THE ULTIMATE FOUNDATION SYSTEM



Cupolex Dome formations enhances strength and stability

Dual Moisture Proofing

Efficient usage of Concrete & Steel

Inter-connected air pockets

Cupolex is a structured dome based forming system, made from 100% recycled non-toxic plastics. Components interconnect to make a permanent formwork, creating super strong dome-arch structures to improve foundation performance and usability. Air voids are formed that improve insulative properties, aid in venting away volatile organic compounds, humidity, and other gases that often affect a building's internal air quality. A Cupolex system is extremely versatile, delivering an engineering solution of strength and stability, with a valuable environmental difference. A Cupolex foundation is available for most commercial, rural, and residential projects. Solutions are available for TC1, TC2 & TC3 conditions.

Cost Effective
Exceeds Standards

Globally Tested
All Soil Classifications

Recyclable & Non-Polluting
Reduced Build Waste

E: info@jonesandjones.co.nz

P: 027 387 6888

JONES & JONES GROUP LIMITED
Us - Great Solutions - You

W: cupolexfoundations.co.nz

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.

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

The process will probably take longer than expected. Prepare for frustrations and minor irritations.

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

THREE THINGS YOU NEED TO KNOW

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

THREE THINGS YOU NEED TO DO

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

4.1 Choosing a builder

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

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

4.2 Restricted building work

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

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

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

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

The type of work which is restricted includes:

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

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

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

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

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

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

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

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

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

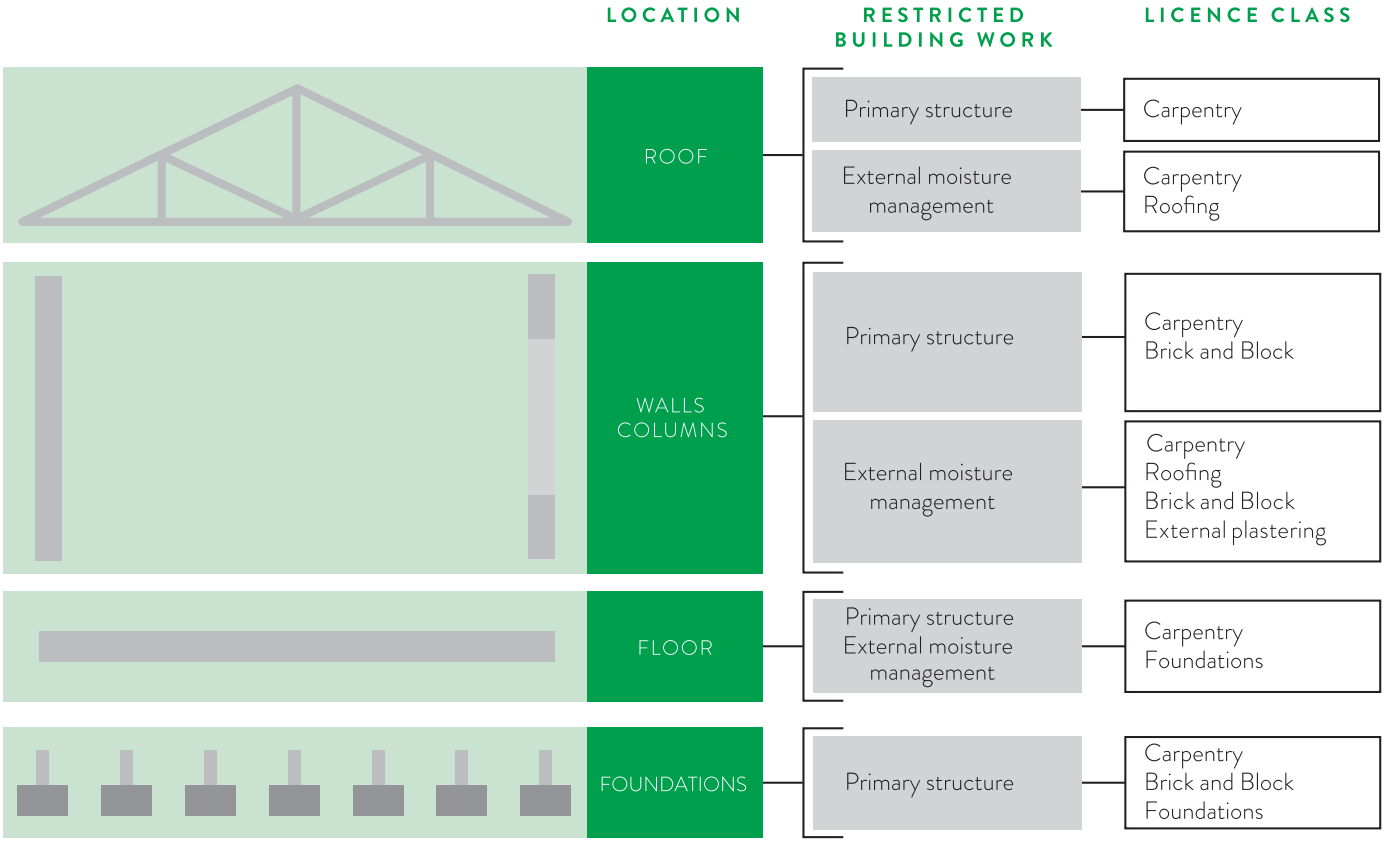


Illustration courtesy of DBH.

4.3 Building contract

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

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

1 FULL CONTRACT

This includes:

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

2 LABOUR ONLY

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

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

3 MANAGED LABOUR-ONLY

This contract is a hybrid of the two.

4.4 Contract works insurance

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

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

4.5 Site safety

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

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

Building expectations
prepare to be exceeded

Maybe you have some plans or ideas you want a professional opinion on, an estimate or quotation? Whether your project is small, large, simple or complex an old property or a new build we would be delighted to talk, so don't hesitate to get in touch:

Give our team a call 03 980 8540 or email mp@pschch.co.nz

property solutions
BUILD | RENOVATE | CONSTRUCT

www.pschch.co.nz

4.6 Materials storage

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

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

4.7 Paying the builder

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

4.8 Changes to approved plans

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

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

4.9 Wrapping up

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

GO TO **WWW.BUILDINGGUIDE.CO.NZ** TO FIND **THE BUDGET WORKPAGE** SO YOU CAN KEEP ON TOP OF THINGS AS YOU GO.

NOTES

4.10 Construction checklist

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

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

EARTHMOVING AND EXCAVATION

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

RETAINING WALLS

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

FOOTINGS AND FOUNDATIONS

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

DRAINAGE AND UNDERGROUND PLUMBING

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

CONCRETE SLABS

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

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

WOODEN FLOORING

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

FRAMING

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

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

SCAFFOLDING

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

BRICK AND BLOCK LAYING

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

ROOFING

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

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

PLUMBING

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

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

EXTERIOR CLADDING

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

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

WEATHER-TIGHTNESS

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

Information supplied courtesy of BRANZ

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

WINDOW JOINERY

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

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

INSULATION

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

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

WIRING AND LIGHTING

- ☐ Do you have enough power points and in the right positions?
- ☐ Are the power points and light switches installed evenly on the wall?
- ☐ Are the transformers correct for the types of lights you have installed?
- ☐ Are the lights selected correct for the specific job you want them for?
- ☐ Are the light fittings in the correct position for the tasks you wish to undertake or the ambience you want?
- ☐ Has the electrician created holes for the lights in the correct position?
- ☐ During installation, has the electrician installed the correct lights in the right places in the right way?
- ☐ Have you future-proofed the home by including wiring for home automation and ducting for a central vacuum system?
- ☐ Are there an adequate number of inlet valves and power unit/dirt collection canisters for the vacuum system?
- ☐ Has the electrician provided a power point by the proposed unit location?
- ☐ Make sure you use a qualified installation technician for your vacuum and home automation systems

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

PHONE AND BROADBAND WIRING

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

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

GUTTERS AND DOWNPIPES

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

INTERIOR WALLS

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

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

KITCHEN

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

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

BATHROOM

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

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

HEATING AND AIR-CONDITIONING

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

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

INTERIOR AND EXTERIOR PAINTING

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

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

FENCING

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

DECKING AND PAVING

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

RUBBISH REMOVAL

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

5.0 Product Buying Guide

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

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

FIVE THINGS YOU NEED TO KNOW

1 Every item specified in your house plans has numerous alternatives.

2 Some items will require more of your input than others.

3 You will need to devote significant time to choosing the right products for your home based upon your personal style and taste and the relative value of each product.

4 You can completely abdicate responsibility for these decisions by employing professionals – designers, interior architects and designers, colour consultants and landscape architects, for instance, to make these decisions for you.

5 Using professionals in this way can certainly make life easier but will remove you from participating in the creation of what is your home.

EIGHT THINGS YOU NEED TO DO

1 Decide for which products you want to be a part of the buying decision.

2 Research these products and look for alternatives – there's a plethora of them out there.

3 Enjoy the process – balance the pleasure of buying all these new things by keeping an eye on your budget.

4 Review your budget regularly and frequently.

5 Your home is one thing for which you will never regret buying quality items.

6 Visit the Home Ideas Centres or similar, use the internet including the Building Guide website.

7 Make sure your installers are qualified.

8 Ensure you understand the warranty requirements of the items you buy.

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

5.1 New home technology

Home Solar Powered Electricity

Concerned about the rising cost of electricity? Consider a Solar Power PV system.

Solar power is one of the world's fasted growing energy resources and is now more affordable than ever. A Solar PhotoVoltaic system for your home provides a great return on your investment, and, as an added bonus, surplus power that you generate can be on-sold back to the grid.

PV panels can be installed new or retro-fitted if you're doing a renovation, and are usually mounted on the roof of the home or building and tailored to meet most roof types and budgets.

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

PV panels are low-maintenance, and can be dismantled and moved to a new location.

Most locations around New Zealand enjoy about 2,000 hours of bright, radiant sunshine each year and many receive more. Best of all, you're not reliant on heat – just sunlight – so solar produces all year round to maximise your savings regardless of how cold it is.

Check the quality of products (the panels and inverter) your supplier is going to use. This is key to your decision of who to use. They are not all made the same so check with other suppliers and compare. Ask if products are compatible with new technology batteries which will be to market later (Tesla has released a home battery storage device already for the US). Current solar systems will work with these so this will help safeguard your purchase for the future.

Add value to your home

If you buy a home with a solar power system, you get a money-making asset. In a recent study, a group of California economists found that on average, homeowners in California who install photovoltaic solar panels to power their homes can recover nearly all the investment costs if they sell – and that's on top of the annual energy savings. Overseas studies show that the increase in value of your home can be around 15 times the annual electricity saving.

Information from Harrison's Energy Solutions
www.harrisonsenergysolutions.co.nz

SMART HOME CONTROL THAT EVERYONE CAN AFFORD

When designing and planning new homes, automation is becoming one of the central considerations in the fit out.

While people have been hesitant in the past - historically it has been very expensive and the main focus was on light dimming and scene control - things have changed dramatically. New technologies mean an essential part of modern homes is now easily within reach.

Now we are seeing more and more appliances starting to provide app control, there's a need for systems that can control them all - more than just lighting and security. In a modern energy and security conscious home you now might end up with 2 - 3 timers, 2 – 3 sensors and perhaps 2 - 3 different phone apps, so it's cheaper and easier to get one system to manage everything.

It also means you can have a significant savings in your energy bill through more efficient energy use, not to mention incredible convenience around security, lighting and heating systems.

econnecx™ provides one simple interface that controls a large range of appliances and fittings with web and app interfaces - meaning you have control of almost everything from anywhere. **econnecx™** uses your existing phones, tablets and computers to schedule and operate appliances meaning there is no need for screens on walls that require updating. Controllers in bathrooms, sensors on walls and ceilings can be removed making homes more aesthetically pleasing.

The benefits of an **econnecx™** system means you can let tradesmen, family and friends into your home without giving away keys or codes providing increased security and saving you time. Your power bill also reduces with scheduling of appliances and fittings. If solar power is being installed now or in the future, **econnecx™** can maximise your return by allowing you to schedule appliances to be on during the day.

Most importantly, **econnecx™** is simple to use and operate and incredibly affordable.

To learn more or receive a recommendation for your home please don't hesitate to contact us: **sales@econnecx.com** – **0800 12 33 12** or visit **http://www.econnecx.com/**

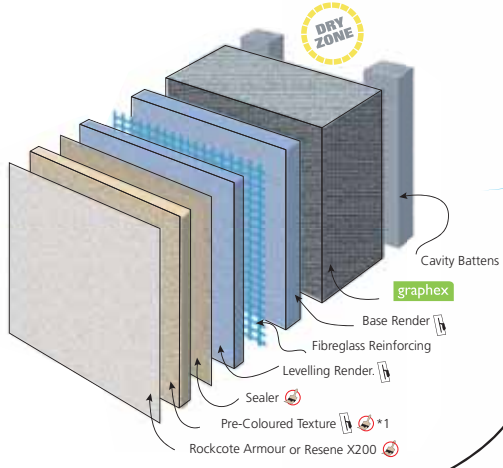
econnecx™
AFFORDABLE **HOME AUTOMATION**

ROCKCOTE®

Premium construction materials for all your building projects

Plaster Facade Systems

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



Flooring Systems

INTEGRA lightweight concrete flooring - no more squeaky floors.

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

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

Interior Finishes

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

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

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

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

Resene
Construction Systems
www.reseneconstruction.co.nz
0800 50 70 40

5.2 The outer skin: cladding

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

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

> One of the most exciting things about cladding is that it offers passers-by, and of course you, the opportunity to experience the building in different ways. From your street front, the architectural language and depth of your cladding material is very different to the experience you have up-close, when the tactile surface reveals itself. It is through cladding that we are able to enhance the spaces and forms of the design. Be this through the coupling of materials, such as concrete and timber, the use of an applied finish or the balance of light and dark – through the use of colour or natural light rays and how shade plays out across the building. This push and pull of light and dark can be particularly relevant, for example when blending a dominant garage door into the design – a lighter contrasting cladding positioned alongside will then draw the eye away from the garage door creating a friendly street appearance.

Above: Winsomere Cres by Dorrington Architects
Centre Right: Great Barrier Rd by Box Living | *Photography:* Emma-Jane Hetherington

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

CONCRETE

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

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

TIMBER

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

BRICK AND MASONRY

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

METAL

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

NATURAL STONE

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

MONOLITHIC CLADDING SYSTEMS

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

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

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

Buying new, or replacing your existing garage door?

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

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

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

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

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

6 Things You Should Know about Garage Doors.

Secure, Reliable Access.

There's more to a garage door than meets the eye so making the right choice is important.

1 Types – some are better than others

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

2 Openers – ensure right one for size/weight of door

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

3 Steel Thicknesses – you get what you pay for

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

4 Warranty – generally dependant on a periodical service

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

5 Sizing – get the most value out of your garage door

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

6 Smooth vs. Wood-grain embossed

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

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

5.3 Heating & ventilation

Heating options are far greater now than for our parents:

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

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

CONSIDERATIONS:

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

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

CENTRAL HEATING

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

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

MODERN WOOD BURNERS AND WOOD PELLET BURNERS

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

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

UNDERFLOOR HEATING

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

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

HEAT PUMPS AND AIRCONDITIONING

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

- Heat pumps work the same way your fridge does. Warm air is removed from one side of the wall and transferred to the other using coils – outside to in, if heating, and inside to out, if cooling. Because there are no heating elements to heat, they can be very inexpensive to run.
- The Energy Efficiency and Conservation Authority has a rating system called the Energy Star Mark that allows you to identify particularly efficient units.
- Options run to wall units, floor units, ceiling units or fully ducted – choose the most suitable for your space and house design.
- You can buy a single unit for one room, or a multi-system unit for two to four rooms.
- Check how loud the unit is.

SOLAR

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

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

GAS HEATERS AND FIRES

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

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

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

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

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

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

5.4 Interior finishes


Resene Wallpaper Collection BN47237

Connecting with yourself.

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

IT STARTS WITH THE ARCHITECTURE

An architect's role is to transform the initial client brief and design concepts and their relationship with the landscape into 3-dimensional reality. As well as designing the form and exterior elements, an architect is also responsible for all interior structural elements. This covers floors, walls, ceilings, the junctions where they intersect and the physical structures that support them. As a result, the dividing line between architecture and interior design can blur. However best results come when the two disciplines collaborate together.

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

WHEN TO THINK ABOUT THE INTERIOR DESIGN

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

FINDING INSPIRATION...

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

SELECTING FINISHES

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

SOFT FURNISHING TIPS

Drapes and blinds are an important part of your home design because when closed they present a large colour/pattern block that you have to live with, so make your choice carefully.
Here are some points to consider when looking to purchase drapes and blinds::

- Get an indicative budget established before starting. This will save you a lot of time looking at products that may not suit your situation. Custom made curtains and blinds are often dearer than ready-made products but you will have a greater selection and a more personalised result.
- Use a reputable company specialising in soft furnishings. They employ people of high standards, often with interior design experience. They will have a wealth of knowledge of fabric composition, colour, styles and practicalities.
- Don't pay for quotes. You don't need to. Companies who charge for quotes may tell you their expertise is more valuable than others. This is very unlikely, if not misleading.
- When possible choose your carpet and curtain fabrics before, or at the same time, you choose your paint colours.
- When considering the design of your drapes give thought to the size of the room. Often lifting the rods 100-200mm above the frame or even up to the ceiling will make the room feel bigger.
- Drape length can be a personal thing, whether you like them well off the floor, just to the floor, or dragging on the floor. Remember if you have them touching the floor you won't be able to achieve a structured look from your drapes as the fabric will loose its pleated look as the fabric drags on the floor.
- If you are wanting to give your home a contemporary look use sunscreen blinds as sunfilters instead of net fabric. This gives nice clean lines to the window and looks great from the outside.
- Drapes made using linen, cotton or hemp will move up and down. They look great but make sure you have these fabrics well on the floor.
- Express your personality. Not every room in the house has to have the same fabric or style. Enjoy your designing and buying experience. Choosing a drape company that has a good reputation and that care about your purchase is important.
- Don't assume that paying a high price for your fabric means you are buying long lasting fabric.
- Comparative quotes. If you get more than one quote make sure that you are getting "apples for apples". In other words, make sure it is the same fabric, lining, style, meterage, and tracking. You may find the dearer quote could be the "cheaper" quote if the same specifications are quoted on.
- Get a written guarantee. Whilst you are covered by the Consumer Guarantees Act, you should always get a guarantee of workmanship and quality.

Advice from Harrison's Curtains – www.harrisoncurtains.co.nz

5.0 | PRODUCT BUYING GUIDE

Welcome home! Come home to colour with this warm entranceway. It makes the most of a palette of greys brightened up with pops of colour to get you energised on those overcast mornings. A door of Resene Adrenalin greets you on the outside and Resene Turbo farewells you on the inside. The bench seat is also finished in Resene Turbo. The floor is painted in a diamond effect pattern using Resene Relic and Resene Triple Black White. The Resene Triple Black White paint finish continues onto the wall. The handy coat hooks are dipped in Resene Adrenalin, Resene Turbo and Resene Relic and bright dots of colour are painted onto the paper lampshade to bring it into the colour scheme.

Retro oranges, reds and a pop of purple give this setting a cool mid-century Californian appeal. Add a plush carpet and some house plants, and you're truly in the groove. The two-tone wall is a simple yet stylish device. You can use any colours but we chose to cool down the heat of the Resene Red Berry by matching it with the aromatic taupe brown of Resene Coffee Break. A second-hand sideboard has been given a facelift with hardwearing Resene Enamacryl, tinted to Resene Conundrum, a mysterious violet-red, while the pots are in various rich reds – Resene Red Letter, Resene Red Hot and Resene Madam M. Create fun artworks by using a 'natural' stencil, in this case a large fruit salad plant leaf. These use Resene Red Letter and Resene Madam M on a background of Resene Half Tea.

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

How to choose the right colour for you

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

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

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

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

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

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

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

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

5.5 Selecting flooring

Flooring is the base of your interior design.

Your flooring choices are a significant factor in any architectural and interior design.

Think about this early in the design process, as applied finishes need to be selected and specified during the construction documentation process.

Flooring impacts on you on a physical, visual and emotional level – it changes the sound and feel of your rooms and acts as the base for the rest of your interior design.

Each flooring type has its own set of benefits and limitations relative to the performance required for the area under consideration:

- **Is it resistant to the expected wear?**
- **Easy to clean and slip resistant?**
- **Does it offer sound absorption?**
- **Resistance to expected moisture?**
- **Is it suitable for the substrate?**

The most popular flooring choices are synthetic or wool carpets, timber, concrete, and tiles (ceramic, porcelain and natural stone).
New alternatives in vinyl flooring are vast improvements over the old 'lino' and modern designs replicate the look and feel of wood or tiles at a lower price.

Carpets are popular due to their versatility and comfort. Their insulating properties can reduce heat loss, and noise levels – you really notice walking into a room with carpet – it's a palpable warmth and calmness. It's a durable product that gives flexibility in terms of colour and texture, and adds a luxurious touch to any room.

The aesthetic can be very minimal or highly ornate depending on the sizing and decorativeness of the material chosen. Make sure you examine your options, and especially in the rooms where you'll be installing, so you can see how your choice looks with the light and space where it will be installed.

Hard flooring, whether vinyl, concrete or timber, is usually better for wet and food preparation areas. Options abound here, too, so investigate your options widely.

Advice from Harrisons Carpets and they're happy to come to your home to discuss your options: www.harrisonscarpets.co.nz

CARPET

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

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

Bespoke carpet

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

NATURAL FIBRE FLOORINGS

Sisal flooring

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

TIMBER

Hardwood floors

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

Engineered wood

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

Bamboo

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

TILES

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

Natural stone – marble tiles

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

Article by Hadyn Mellor | Lightplan

5.6 Lighting: changing the view

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

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

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

CREATING A LIGHTING PLAN

The basics:

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

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

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

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

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

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

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

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

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

5.7 The Kitchen

Design above: Smith & Scully Architects
Left: Mairangi Bay Kitchen | *Designer:* Jason Bonham Interiors | *Photography:* Mark Scowen

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

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

DESIGN MEETS FUNCTIONALITY

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

With the increasing popularity of open plan designs, it's equally important that your kitchen design complements the themes and styles that echo throughout the rest of your home. Design palettes should flow from living and transition spaces such as passageways into the kitchen area.

Then to elevate the space still further, consider what other design features, amenities or items of furniture could create a point of difference.

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

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

Design palettes should flow from living spaces into the kitchen area.

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

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

Think about what you need when preparing food and how often it will need to be accessed. Space in your kitchen should be allocated according to how you will use the space. Your choice of drawers and shelves is important. How much capacity and what height best suits? What configuration of drawers and cupboards will be most convenient?

...continued on page 48

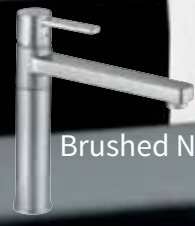
ZENTA

for those that
want style &
functionality...

Also available:


Chrome


Black


Brushed Nickel

● KLUDI ●

GERMAN PRECISION

available at:

OAKLEYS

bathroom centre | plumbing supplies

info@vodaplumbingware.co.nz | 0508 367 366

Would everything be easier stored in deeper drawers? Do you want to hang some implements farmhouse style?

How you lay out your kitchen design will allow greater control over aspects such as the height of worktops and placement of devices and appliances. Think about things you do not access as frequently. Perhaps they can be stored away from the principal work area? Large pots and oven trays could be stored in a pantry-type cabinet. A similar cupboard space could be used for groceries and vegetables not kept in the fridge. This way, everything is within a few steps of your work triangle.
Careful thought should also go into the clean-up area. Where do dishes go after they are removed from the dishwasher? Would wall cabinets be an effective place to store glassware?

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

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

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

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

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

CREATING A USABLE SPACE

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

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

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

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

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

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

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

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

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

THE FINISHING TOUCHES

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

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

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

Editorial supplied Mark S. Graham

Make sure there is a Mastercraft kitchen at the heart of your home

Trudi Nelson – Food writer / media host / newsreader

1439 BGCAN MAST01

Your kitchen is the heart of your home. Why settle for second best?

The team at Mastercraft Kitchens will design an inspirational kitchen specifically for your unique requirements and budget. Your kitchen will be produced locally and installed for you on time and on budget.

We're so confident in our workmanship that we offer an industry leading ten-year transferable guarantee on our kitchens .

Get what you really want in a kitchen. Start by visiting your local Mastercraft showroom.

MASTERCRAFT® KITCHENS

Find us on Facebook

See more ideas at **www.mastercraft.co.nz**

Phone **0800 67 67 67** for your nearest showroom

5.0 | PRODUCT BUYING GUIDE

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

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

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

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

If you have decided that you want to have an island, you'll also need to consider if you want it to contain any appliances. Will a sink unit fit? Will there be bar-style seating at one side? Will it have two levels? Will it incorporate the hob? There are so many ways to design an island; you can let your imagination run free.

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

Laundry

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

Either way, smart thinking at the outset will help you make the most of the space on offer, a properly planned laundry room can serve multiple purposes. Consider these points for starters:

- Think about what your family needs the most, and incorporate that into the room. Do you need to store sports gear and school supplies, or even function as a feeding/grooming center for family pets.
  - If you have room for a built-in desk, it can be a drop station for mail, home office, and those keys you can never find
- Have you planned storage for brooms, mops, clothes baskets, ironing board and iron?
  - Can detergents and cleaning products be stored safely?
- Is the laundry at the back door – if not, how will you access the clothesline?

Laundry, Castor Bay | *Designer:* Jason Bonham Interiors | *Photography:* Mark Scowen

- How about a rack for drying clothes inside?
- If you're installing a tumble drier, can a vent pipe be plumbed into the wall? Is there space for a side-by-side washer and drier, or will it be more convenient to stack one appliance on the other?
- Are the appliances easy to access and fill and empty?
- Have you thought about plumbing for sink and washer?
  - As there usually isn't a lot of bench space to spare, take advantage of your walls to include shelves and cabinets
- Is the lighting sufficient for intended tasks?

5.0 | PRODUCT BUYING GUIDE

5.8 Bathrooms

Our intimate sanctuary.

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

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

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

DESIGNS REFLECT OUR CHANGING LIFESTYLES

We are moving to a new freedom in how we use our living spaces. This means the traditional divides between sleeping and bathing spaces are dissolving. To maintain this flexibility, consider avoiding fixed walls that separate. Instead, think about movable glass or timber screens that allow inter-mixing of materials and spaces. Another effective touch is to bring nature and the outdoors closer with a Japanese 'tsuboniwa' or small, enclosed garden.

SMALL SPACES THAT FLOW

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

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

MAKE IT A SENSUAL EXPERIENCE

Materials on the floor, walls and horizontal surfaces in your bathroom are experienced in a very tactile, sentient way. Tiles, mosaics, stone, glass and timber are all popular for their luxurious feel. Each will contribute differently to the mood of the bathing space. However their palette must

...continued on page 54

athena
BATHROOMS
Cassini · Sirocco · Lifestyle

Allora 1000x1000
2 Wall Square
Tiled Wall, Contro
Bath and Lazaro
Alumino

Visit one of our Showrooms today and experience the Edward Gibbon personal service

Soji Mirror
Cabinet 500,
Two 200
Open Shelf
Units Piper

EDWARD GIBBON
293 CRANFORD STREET,
ST ALBANS, CHRISTCHURCH
Phone: (03) 366-7137
Mon - Fri - 7:30am - 5:00pm
Saturday - 8:00am - 4:00pm

EDWARD GIBBON
75 KINGSLEY STREET,
SYDENHAM, CHRISTCHURCH
Phone: (03) 366-7199 (Trade supplies)
Mon - Fri - 7:00am - 5:00pm
Saturday - 8:00am - 11:00am

EDWARD GIBBON
23 MCGLASHEN AVENUE,
NELSON
Phone: (03) 544-4006
Mon - Fri -7:00am - 5:00pm
Saturday - 9:00am - 2:00pm

EDWARD GIBBON
25 MAIN STREET,
BLENHEIM
Phone: (03) 578-3652
Mon-Fri 7:00am - 5:00pm
Saturday 9:00am - 12 noon

EDWARD GIBBON
PLUMBING, DRAINAGE & BATHROOM SUPPLIES
PLUMBING PLUS

www.edwardgibbon.co.nz

still reflect materials chosen throughout the rest of your home. After all, every room is part of a greater experience.

FITTING TOUCHES

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

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

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

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

SHED SOME LIGHT

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

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

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

Designer: Jason Bonham Interiors | *Photography:* Mark Scowen

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

TECHNICAL POINTERS

- Water may be the great provider of life, but it can also be the destroyer of bathrooms. Thorough waterproofing and proper directing of run-off is vital in your design.
- No-one enjoys a cold bathroom. Under-floor heating is an easy way of warming the space. Heated towel rails and mirrors also improve the overall experience. Installing a timer will help minimise the impact on power bills.
- An effective ventilation system is a standard requirement under the NZ Building Code. Therefore your design will need to include an extractor fan.

nouveau™
smart style

If you've got the vision, Nouveau can help you achieve it with our stylish range of products. Look for the Nouveau range in-store at Mitre 10 MEGA right now and breathe new life into your home.

Nouveau Style Tip:

Placing bold, stylish items like the Nouveau Mador Bath in a central position in the room help it become a focal point. Being such an unexpected and striking design, pieces like this can be used as a feature, inspiring the design of the whole room around it.

Nouveau Style Tip:

The Nouveau Rumba Toilet Suite matches the simplicity and style of the Nouveau Mador Bath, giving the room a sense of order.

Nouveau
Mador
Freestanding Bath
Sanitary grade acrylic with fibreglass reinforcing.
Stainless steel frame.
L: 1700mm, W: 800mm, D: 600mm.
5 year warranty.
240155

Nouveau
Rumba
Toilet Suite
Back to wall. Soft close suite.
S or P trap.
5 year warranty.
237821

See in-store for prices. While stocks last. Props not included.

mitre10.co.nz/nouveau

nouveau™
smart style

AVAILABLE AT

MITRE 10
MEGA

5.9 Landscape design & construction

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

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

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

Fencing

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

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

Planting

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

Decking and Paving

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

Swimming Pools

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

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

Balustrades

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

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

OUTDOOR LIVING

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

Where to start...

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

Alfresco Dining

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

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

Barbecues & Beyond

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

Shelter

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

100 DAY BACH

The *100 Day Bach* TV show followed Hamish Dodd as he designed and built his Taupo holiday home in just 100 days. He explains how he and his partner created the house they desired while keeping to a budget.

When Anita and I first started thinking about a bach, we considered using shipping containers, as they were pre-formed, easy to transport and seemingly simple to kit out. But after discovering they were not as cheap as we thought, and with advice from some builder friends, we decided to build what we wanted – on our budget. Having learnt that 'corners cost money', we sat down with my mother Adrienne [Dodd, interior designer] to sketch out a really simple design on a blank of A4.

The house is for relaxing on holidays and long weekends with lots of friends, so we went for a single large communal living area and a large dining-room table, one we could all sit around, eating together or playing games: the hub of the bach. A double-sided fireplace, fronting both the living room and dining room, offered warmth and ambience in the depths of a volcanic plateau winter, and the structural central chimney became a focal point around which crowds could mingle and chat, dine and chill. To cater for lots of guests, we

installed two separate gas hot water heaters, one at each end of the house. (There's nothing worse than waiting for everyone to get ready in the morning!) Outdoors, Anita specified the large, communal area with a fire, for eating out or for sunbathing with friends; ranch sliders, rather than bifolds, would prove a cost-effective way to keep the house cool in summer.

Since we didn't want to be cleaning up every weekend, or worrying about sandy carpets, we chose concrete floors. For the walls, we chose Triboard panels, which gave a good finish and proved to be solid and very durable. We wanted the house to be energy efficient, so we spent time researching the best insulation, and got great advice on joinery and glass. The paint throughout is Resene SpaceCote, an acrylic product with an ultra-low sheen that you can clean with a scrubbing brush.

After spending our first summer in the holiday house it is prove to be everything we wanted and more. We love the outdoor fire, the outdoor eating room, the kitchen. We learnt a lot along the way and picked up good advice from valued friends and family. (Thanks, Mark.) We had to make a few sacrifices along the way – there's no dishwasher, for instance, and no bath –`but we are thrilled with the end result and consider ourselves privileged to have had the opportunity to build our dream. I highly recommend it to anyone who wants a challenge.

Juken NZ Ltd

is the key supplier of

Triboard for the

100 Day Bach

on Choice TV

Triboard's performance won't let you down. You want a quick build? We'll keep up!

TRIBOARD was Hamish and his Design team's first choice for a cost effective, fast to erect, warm and safe home.

As well as our innovative Panelised Housing System used in THE 100 DAY BACH, TRIBOARD is the ideal building solution for:

- Domestic, industrial and commercial walls and ceilings including Bracing Panels
- Specialist flooring for access, theatre and cinema floors and mezzanines to warehousing and factories
- Solid Door systems including Fire doors
- Domestic, industrial and commercial shelving, shop fittings, as a substrate for veneers and laminates, furniture components, school and commercial furniture
- Inter-tenancy, Fire and Acoustic rated Partition Systems

SGS · PRODUCT CERTIFIED paa ENGINEERED WOOD · JAS-ANZ · FSC · BRANZ Appraised Appraisa No.593 [2008] · JNL JUKEN NEW ZEALAND LTD

TRIBOARD

TRIBOARD

09 373 3933 info@jnl.co.nz www.jnl.co.nz

GOOD BUILDERS.

GREAT BUILDERS.

Certified Builders are no ordinary builders. Guaranteed to be trade qualified our members are experienced, professional and reliable craftsmen. We can start with one of our architecturally designed house plans, work with your existing plans or help you develop your ideas from scratch.

We also offer the best guarantee in the industry - the independent ten-year Homefirst Builder's Guarantee.

To find your local Certified Builder visit www.certified.co.nz or call us today on 0800 237 843

CERTIFIED BUILDERS · CB · ASSOCIATION OF NEW ZEALAND

NEW ZEALAND'S MOST QUALIFIED BUILDERS

CERTIFIED PLANS YOUR BUILDER YOUR HOME

10 YEAR GUARANTEE

WAVE22501

6.0 Resources

Architect Paul Somerford with client | *Photography:* Simon Devitt

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

THREE THINGS YOU NEED TO KNOW

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

FOUR THINGS YOU NEED TO DO

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

6.1 Regulations

6.1.1 THE BUILDING ACT

What you need to know

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

6.1.2 RESOURCE CONSENT

- Resource Consent may be required if your project does not meet the requirements of the Resource Management Act and the Council's District Plan.
- In general, Resource Consent applies to work you do on the land, and Building Consent applies to building work you do, but if the building work will affect the land or other users, you may need a Resource Consent.
- If a Resource Consent is required, you must get it before you start work.
- Your designer can advise whether a Resource Consent is required for your project.

6.1.3 BUILDING CONSENT

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

6.1.4 LAND INFORMATION MEMORANDUM OR LIM

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

6.1.5 PROJECT INFORMATION MEMORANDUM OR PIM

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

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

6.1.6 SWIMMING POOLS

What you need to know

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

What you need to do

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

SCHEDULE 1 - WORK EXEMPT FROM BUILDING CONSENT

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

This includes:

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

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

Manage your Project

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

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

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

CONSIDER YOUR LEVEL OF INVOLVEMENT -

...WITH THE BUILDER:

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

KNOW YOUR PRIORITIES:

- Certain projects in the construction plan take priority over others as it relates to quality workmanship and cost.
- The foundation must be right the first time. The framing is going to be more important than a squeaky door, and getting the plumbing inspected and working is critical before putting up the drywall, are just some examples.
- Take the time to oversee key projects. Be there when they lay the foundation, get a sign off from an independent inspector, and double check key areas. It will save you time and money down the road.

MANAGE CHANGE:

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

KEEP THINGS MOVING:

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

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

KEEP GOOD RECORDS:

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

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

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

KEEP YOURSELF INSURED:

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

COMMON PROBLEMS YOU MAY ENCOUNTER -

...DURING CONSTRUCTION:

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

INSPECT BEFORE YOU PAY:

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

PAYMENT RETAINERS:

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

DID YOU KNOW...

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

NOTES

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

Understanding the New Consumer Protection Measures

NEW PROTECTION FOR HOME OWNERS

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

Key changes include:

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

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

NEW CONSUMER PROTECTION MEASURES

Changes to the Building Act and supporting regulations

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

FOLLOW THE CODE

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

BEFORE BUILDING WORK STARTS

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

Pricing the job

A quantity surveyor (QS) can give you a reasonable idea of the costs involved in the building work.
You can give contractors the QS estimate of materials required (but not the price) to help them prepare their quotes. A QS can also be used to calculate progress payments and to cost variations during construction.

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

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

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

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

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

NEW CONSUMER PROTECTION MEASURES

Reviewing the quote

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

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

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

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

BUILDING WORK

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

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

Ask your potential contractors:

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

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

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

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

DEFINING A CONTRACTOR

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

Restricted building work

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

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

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

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

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

FIND AN LBP

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

Before signing the written contract

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

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

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

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

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

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

Standard checklist

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

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

DISCLOSURE STATEMENT:

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

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

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

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

What your written contract should cover

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

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

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

ASK FOR A CONTRACT

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

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

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

GET LEGAL ADVICE

The minimum content only covers the basics. Take time to make sure your contract is suitable for the building work you are undertaking. It is especially important to check the scope of works included in the contract, as this is all your contractor has to carry out. Always get legal advice before you sign a contract.

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

Implied warranties

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

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

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

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

ONCE BUILDING WORK FINISHES

Information your contractor must give you

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

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

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

Defect repair period of 12 months

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

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

How the process works

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

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

When does the clock start?

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

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

Once the defect repair period ends

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

ACCEPTABLE LEVELS OF WORKMANSHIP

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

WHAT IF THINGS GO WRONG?

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

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

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

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

NEW CONSUMER PROTECTION MEASURES

More steps to consider

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

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

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

Complaining to the contractor's trade or professional association

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

Breaches of implied warranties

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

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

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

Seeking mediation

You can try to come to an agreement with the help of a mediator even if your contract does not provide for it, or if you have no written contract, but both parties have to agree to this.
Mediators are appointed by the: New Zealand Law Society

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

or through private mediation services.

Approaching the Disputes Tribunal or District Court

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

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

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

FIND OUT MORE

For more information about the new consumer protection measures: www.doyourhomework.co.nz.
Ministry of Business, Innovation and Employment www.mbie.govt.nz
0800 24 22 43

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

6.2 Local Councils

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.

You should also refer to our website and other official channels of information for your research. Remember, 'If in doubt - ask!'

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

Ashburton District Council

Ashburton District Council's building consents team are here to assist you with your building project and look forward to being part of your building team.

WHAT WE DO
Our building consents team administer the Building Act 2004, and other related pieces of legislation, to ensure buildings in our district are constructed to meet requirements set out in the New Zealand Building Code.

APPLICATIONS
Applicants that provide clear, accurate drawings and documentation allow for faster efficient processing of your application. Use of Council's checklists will assist you with providing the correct information to show very clearly what is proposed.

INSPECTIONS
Property owners or their appointed agents are responsible for supervising the day-to-day construction of their project. When Council issues a building consent it will contain a list of strategic inspections that need to be carried out. Missed inspections or work covered up before an inspection is carried out, could mean that 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 your property.

THIS BOOK
The information contained in this publication will provide an insight into the regulations and processes involved with a building project, as well as referencing suppliers and professional services. We are committed to helping you through the regulatory framework to achieve compliance with the legislation, for the protection and enjoyment of yourself and the other residents and visitors to our wonderful district.

CONTACT US
Ashburton District Council
5 Baring Square West, PO Box 94, Ashburton 7740
Phone: (03) 307 7700
Email: building@adc.govt.nz
Web: www.ashburtondc.govt.nz

Buller District Council

BUILDING WITHOUT STRESS
For many people, the biggest investment we make in our lives is in our homes. Whether you are building or renovating, applying for a building consent is an essential part of any building project. Council is an accredited Building Consent Authority which enables us to process consents, undertake inspections and sign off building works as being compliant eg built to a specified standard, safe and healthy to live in.

Recent changes to building laws have introduced Restricted Building Work (RBW) which is work that relates to the primary structure of a home or affects its weathertightness. RBW must only be done by or under the supervision of a Licensed Building Practitioner unless you, the homeowner, carries out the work.

You can carry out RBW on your own home if you have a 'relevant interest' in the land, you live or are going to live in the home (including a holiday home), you are going to carry out the work yourself or with help of unpaid friends or family members, and you have not under the Owner-Builder Exemption, carried out RBW to any other home within the previous three years. You will need to complete a Statutory Declaration form (Form 2C) which

must be witnessed and accompany your building consent application to Council. Council is required to advise any future purchaser of the land that building work has been carried out by the homeowner.

If you do not meet the above criteria you will need to employ a Licensed Building Practitioner for both the design and to carry out construction. If you are the homeowner it is your responsibility to check the people you are using are licensed for the type of Restricted Building Work you are having done. Just ask to see their LBP card or visit the DBH website www.dbh.govt.nz/lbp.

As a home owner it is important that you ensure that all building work on your home is guaranteed to comply with the Building Act and Building Code. Our building control staff are able to provide you with information and assistance to guide you through the consent process.

This handbook contains an abundance of helpful information to assist you through your building or renovation project. The legislation around building has become increasingly more complex, so if you are uncertain about your responsibilities, we recommend you obtain professional advice.

So if you are planning a building project give Council a call and make an appointment with our staff to discuss your project, we are here to assist.

Buller District Council
Email: info@bdc.govt.nz
Web: www.bullerdc.govt.nz

Westport Office
4-6 Brougham Street, PO Box 21 Westport
Phone: (03) 788 9111
Fax: (03) 788 8041

Reefton Service Centre
66 Broadway, PO Box 75, Reefton
Phone: (03) 732 8821
Fax: (03) 732 8822

Christchurch City Council

So, you want to build or make changes to an existing structure, what do you do?

The first, and perhaps the most important thing, is to talk to or hire an experienced professional. They will help you with your designs and other information and can apply on your behalf.

Precise, clear documents help the Council process your consent faster, reducing delays and the cost of redrawing plans.

Looking at the project information memorandum (PIM) can help with special site features or determine if you need resource consent.

Getting consent for building work gives you confidence that structures will meet the standards set by the Building Act 2004 and the building code.

As an accredited Building Consent Authority, Christchurch City Council issues building consents within Christchurch and Banks Peninsula.

We can provide advice on whether you need a building consent or if your work is exempt. You can find the latest updates about what work is exempt on our website, www.ccc.govt.nz, or give us a call on 03 941 8999.

Our inspectors do on-site checks and the biggest reasons inspections fail include the site not being ready and not having the correct documents on location.

Once building work is finished and inspections done, you can apply for a code compliance certificate. This is your peace of mind that all work has been done properly and in line with the code, and is particularly important when you want to sell.

CONTACT
Christchurch City Council Civic Offices
53 Hereford Street
PO Box 73013, Christchurch

Phone: (03) 9418999
Email: info@ccc.govt.nz
Web: www.ccc.govt.nz

Grey District Council

The Building Team of the Environmental Services Department are here to assist you with your building project.

WHAT WE DO

The Building Team's function is to ensure that all buildings constructed within Grey District are safe, sanitary and fit for their purpose. To achieve this, we administer the Building Act 2004, and the Resource Management Act, and ensure buildings are constructed to meet the minimum requirements set out in the New Zealand Building Code. With detailed knowledge of the legislation and years of practical experience, the staff here are an excellent source of information to start any building project.

While we cannot do design work for you, we can advise on how to go about organising building and resource consent applications. Doing your research early can save time and money later, by identifying the need for specific design or other technical reports.

APPLICATIONS

Make certain that you provide us with all of the information we need with your application, including clear accurate drawings and specifications. This will ensure faster, more efficient processing of your application (our consent charges are now based on the actual amount of time it takes us to do the job so delays and repeated questions will end up costing you more). Having a complete set of detailed drawings also 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 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 2-3 days. Each inspection should be notified and any remedial work advised by the inspector carried out before proceeding to the next stage or you could be liable for enforcement action.

DOS & DON'TS

Never take the risk and build without first getting your building consent. That's illegal and leads to us having to take enforcement action. Missed inspections or work covered up prematurely could mean we will either have to require you to undo work or Council will not be able to issue a Code Compliance Certificate for the completed work. This can be a costly oversight.

Do ask questions. The building officers are available for general enquiries from 08.00 to 10.00, Monday-Friday and at other times by appointment.

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.

Grey District Council
105 Tainui Street, Greymouth
Phone: (03) 769 8608
Fax: (03) 769 8610

Hurunui District Council

WHAT WE DO

Well naturally we do all the blah-blah Building Act, processing stuff - just like all the other councils.... But we thought you might be more interested to read about some of the things that make us different!

- We process all of our consents with 20 days! (In fact we average just 10 days!).
- We have set days for inspections in certain areas - our district is geographically enormous, and some areas do not have a great deal of building going on, so we go to the Amuri, Hanmer Springs and Hurunui areas on Mondays, Wednesdays and Fridays, and the Glenmark and Cheviot areas on Tuesdays and Thursdays. And all other areas – everyday.
- We process normal wood burner consent applications in just 24hours.
- We are happy to provide old fashioned face-to-face contact with our customers - but we can also take electronic applications from anywhere.
- We like helping you to achieve your dream; we don't believe in making unnecessary, bureaucratic hoops for you to jump though.

- Yes, you can park for FREE at our Amberley office building and walk into the office to see a real building officer! And yes we do have plenty of parking for builders with trailers!
- We have real people answering phone calls and we are happy for you to ring our Building Inspectors directly.
- Depending on what area you are building in, we usually can get your inspection booked in for the next day (24 hrs notice is ok) - now and again it takes longer but we do our best to put it right.
- We don't fail inspections over trivial things that can be checked on the next inspection.
- We provide free access to your property file and you can come in and look at it at anytime.
- We offer free pre-consent meetings with a planner and a building officer.
- We process the consents electronically but can still accept paper applications.
- We understand rural building projects!
- Our five building officers have close to 150 years experience between them! Now that's experience!
- We love helping you out with a solution to a design problem, we're not allowed to draw plans for you, but we would if we were allowed!
- We have lots of building technical data that we love to share with you.
- You can ring the Team Leader of Building directly on 027 528 6974 or talk to any member of the team – staff are on hand from 8:30am till 5:00pm Monday to Friday to help you with any queries you might have.

And that's why people love building here! We're sure you will too.

Hurunui District Council
P O Box 13, Amberley
Phone: (03) 314 8816
Fax: (03) 314 9181
Email: building@hurunui.govt.nz
Web: www.hurunui.govt.nz
Facebook: www.facebook.com/HurunuiDistrictCouncil

Kaikoura District Council

The Kaikoura Community is proud to have 12 years of environmental certification. Leading our Community for environmental certification is Kaikoura District Council's commitment to protecting our environment and working towards sustainability for our residents and visitors, and for the generations to come.

OUR GOAL
It is the goal of the Building Control team to ensure the natural and built environment of the district is sustainably managed, by providing a friendly helpful service to landowners, together ensuring that standards and guidelines set down in legislation and regulations are met. We encourage the design and construction of sustainable developments and buildings to increase energy efficiency, reduce waste and increase efficient use of potable water. Before you even start putting a design together for your home or commercial property, consider some sustainable building options that can save you money both in construction and energy/water use. We have information if you are not sure where to start.

HOW WE CAN ASSIST YOU
When you wish to apply for a building consent in Kaikoura, our customer services staff can give you helpful advice to get you started. Our Building Control Officers are also happy to talk to you about your project and discuss any technical issues.

We strongly recommend you apply for a PIM (Project Information Memorandum) as soon as possible in your planning stage. You will be advised about any hazards or features of the land known to Council and any restrictions that may apply to the area.

Once you've obtained your Building Consent and are ready to start building we're with you all the way! Inspections only usually require 24 hours notice and our Building Control Officers will ensure you/your builder are fully informed of any remedial work required before proceeding to the next stage.

At the end of your project we'll let you know which documents we require to enable us to issue your Code Compliance Certificate. Once received, we issue your Code Compliance Certificate well within the statutory 20 day timeframe – and then you're done!

Kaikoura is a special place with spectacular mountain or sea views. We are here to help you achieve your dreams of building in our pristine and impressive environment.

Kaikoura District Council
PO Box 6, 34 Esplanade, Kaikoura
Phone: (03) 319-5026
Fax: (03) 319-5308
Email: kdc@kaikoura.govt.nz
Web: www.kaikoura.govt.nz

Mackenzie District Council

Our building consent team places great importance on providing good customer care at all stages throughout the building process. To achieve this we advise on how to meet the requirements of the Building Code at application stage, and provide onsite consultation during the construction stage. We also assist customers to ensure a Code Compliance Certificate can be issued when the building work is completed.

One of our most frequently asked questions is:
Is a building consent necessary for the work I am about to do?

A building consent is necessary for:
- plumbing and drainage work
- structural building (including new buildings)
- demolition and relocation of existing buildings
- various other categories of building work

For exempt building work refer to Schedule 1 Building Act 2004 on MBIE website www.dbh.govt.nz

If the exempt work you intend doing is on a residential property, the Council recommends that you submit a plan to the Council so that the work is recorded on your property file. Any future owner can then see that the work was exempt from the requirement to have a building consent.

Please note that all building work must comply with the Building Code whether or not it is exempt from requiring a building consent.

Information and guidance can also be found on our website **www.mackenzie.govt.nz**

To talk to one of our building consent team, please contact us at:

Mackenzie District Council
Main Street
FAIRLIE 7949
Telephone: (03) 685-9010
Fax: (03) 685-8533

Mackenzie District Council
Service Agency
Market Place
TWIZEL 7944
Telephone: (03) 435-0737
Fax: (03) 435-0537

Marlborough District Council

BUILDING CONTROL
The Marlborough District, at the top of the South Island, is an area of rich diverseness and unique activities. Our region stretches from the snowy capped mountains of the Rainbow Ski Field, through to the sun drenched plains of one of the world's premier grape growing areas, to the generous recreational facilities available in the stunning Marlborough Sounds.

Only Marlborough's central business area is contained in Blenheim with Picton setting the scene as our luxurious gateway to the North and South Islands. Only Marlborough is New Zealand's leading gourmet province with an over abundance of good wine, stone fruit and gourmet delights to satisfy all. Our region suits the young and the old, the urban and the rural, with some amazing identities.

The Marlborough District Council is a unitary authority, one of few in New Zealand, and is the hub of the wheel ensuring Only Marlborough's natural and pristine resources are here.

One of the spokes within the Marlborough District Council wheel is the Regulatory Department, which controls the activities as imposed under the Resource Management Act 1991 and the Building Act 1991. Building Control is part of this multi-skilled unit, with design professionals such as engineers and architects, through to builders and homeowners. Our consent and control teams assist all in meeting compliance from an installation of a log fire to the erection of a multi-storey development. It is within

this team that you will find the experts for your enquiries, ranging from swimming pool compliance, house alterations, new developments, to safety systems associated with commercial buildings.

In recent years, building practices have become more complex and more alternative construction methods are now being used, providing a very connected yet challenging environment for all involved in the building industry and homeowners.

This handbook contains useful information on the Building Act 2004 and Resource Management Act 1991 and necessary processes to ensure compliance will be met. Seek advice and clarification on any points you are unclear about and remember Council is here to help you.

Marlborough District Council
Seymour Square, Blenheim
Phone: (03) 520 7400
Website: www.marlborough.govt.nz

Nelson City Council

BUILDING ACT 2004

Nelson City Council's Building Consent Authority administers the Building Act 2004 within it's territorial boundaries. Building consents are required for most forms of construction, renovation and drainage works. The building process can be complex, so taking a few simple steps before you lodge your building consent can prevent problems down the track.

1. Before any detailed design work begins check with the council about your proposal. A few minutes at the start of the project can alert you to potential problems with your site or the need for any resource consents or specialist input. Applying for a Project Information Memorandum (PIM) prior to doing detailed design work can provide useful information about your project.

2. Prepare clear, complete plans of what you are proposing to do. Remember that building work can be restricted so seek advice on who can do this work for you.

3. Submit a complete consent application to council. If all of the necessary paperwork is given to us with the application the consent checking will be much speedier and it often reduces costs.

4. Make sure you have any necessary resource consents in hand before you apply for a building consent. It is frustrating to find that your building details are okay but you cannot proceed with any work because the planning requirements are not yet satisfied.

5. Please read the documentation we send out with the building consent.

6. It is vital that we are called to make the necessary inspections. The issue of a Code Compliance Certificate at the end of the job depends on us inspecting a number of areas during construction.

Please feel free to call in and see us at any time.

NELSON CITY COUNCIL
110 Trafalgar Street, Nelson
Phone: (03) 546 0200
Fax: (03) 546 0239

Selwyn District Council

The council's function is to ensure that all buildings constructed within the Selwyn District are safe, sanitary and fit for their purpose. To achieve this we administer the Building Act 2004 and the Resource Management Act 1991 and ensure that buildings are constructed to meet the minimum requirements of the New Zealand Building Code. We cannot do design work for you but we can advise on how to go about organising building and resource consent applications. Doing your research early can save time and money later, by identifying the need for specific design or other technical reports. Check out our website for guidance, information and application forms.

APPLICATIONS

Make sure that you provide all of the information we need when submitting your application, including clear accurate drawings and specifications. This will ensure faster more efficient processing of your application. Our consent charges are based on the amount of time it takes us to do the job so delays and repeated information requests from us will end up costing you more. Having a complete set of detailed drawings also helps trades people when giving quotes for materials and labour.

INSPECTIONS

The council cannot offer a supervision service. It is up to the applicant or their appointed agent to supervise the

day to day construction. Your building consent will list the specific inspections that need to be carried out. You must give us at least one clear working day's notice before each inspection and ensure building work is ready for inspection to avoid the need for costly re-inspections. Inspections will only be carried out if the original stamped council-approved documents are present on site at the time of inspection

DO's AND DON'Ts
Don't take the risk of building without first getting a building consent. That's illegal and forces us to take enforcement action.
Don't proceed to the next stage of work without completing any remedial work advised by an inspector or you could be liable for enforcement action.

Don't skip inspections. This can be a costly oversight. Missed inspections or work covered up prematurely could mean that you will have to undo work before we can issue a Code Compliance Certificate for the completed construction.
Do ask questions. We're here to take your call from 8.30am to 5pm, Monday to Friday.

2 Norman Kirk Drive, Rolleston
P.O. Box 90, Rolleston 7643
Phones: (03) 347 2800 and (03) 318 8338

For Building Advice and Inspection
Bookings call: (03) 347 2839

Fax: (03) 347 2799
Email: bca@selwyn.govt.nz
Web: www.selwyn.govt.nz

Tasman District Council

BUILDING WITHOUT PROBLEMS
One of the most expensive and potentially stressful experiences a person can be involved in is the building or altering of a house. By working with your council on your building project, much of the stress can be avoided.
The Building Act 2004 and the New Zealand Building Code set down requirements and standards to be met. The role of administering the Act and checking compliances, with the code has been given to local authorities. Tasman District Council's area of responsibility covering some 9665 square kilometres. The main office is located in Richmond with service centres in Motueka, Golden Bay and Murchison. Building inspectors and consent officers work from each office. Council processes close to 1900 building consents a year which includes approximately 320 new dwellings.

Much of the Tasman area is rural and without reticulated services, special consideration is required in design of on-site disposal and water supply to avoid future problems. While council would like to be there "every step of the way", its role is not one of continuous supervision and you, the owner, play an important part to ensure that the work is completed to building code standards. It is an owner's responsibility to meet any conditions set down in the building consent with the most important being to advise Council at certain stages so an inspection of work can be made. Unfortunately, missed inspections or work "covered up" prematurely, could mean Council cannot sign off the building project as complying with the building code. This may cause you difficulties in the future.

Please read this booklet. It covers a great number of important areas. You will find it an excellent reference book when planning and completing your project.
We wish you well with your future plans and remember that by working together, your project will be successful. Please do not hesitate to contact Customer Services for Building Consent information or check out our website for forms and information at www.tasman.govt.nz/Forms/Building

Tasman District Council
Main Office: 189 Queen Street, Richmond
Phone: (03) 543 8400
Fax: (03) 543 9524

Murchison Service Centre
92 FairFax Street
Phone: (03) 523 1013
Fax: (03) 523 1012

Motueka Service Centre
7 Hickmott Place
Phone: (03) 528 2022
Fax: (03) 528 9751

Golden Bay Service Centre
78 Commercial Street, Takaka
Phone: (03) 525 0020
Fax: (03) 525 9972

Timaru District Council

Whether you are a home owner, builder or a designer it is necessary to plan ahead if you wish to carry out building work. In many cases consent is required from council before building work can begin.

The Timaru District Council runs a unique advisory service where you can discuss your building ideas, concepts and/or plans with our duty building official. This gives you the opportunity to be fully aware of any potential issues that may arise and to also ensure that the Building Act is complied with.

No appointment is necessary for this free service, just call into the council building in Timaru and ask for the building duty officer. Timaru District Council has its main office in King George Place, Timaru, and service centres in Temuka and Geraldine.

It is important to make sure that you provide all of the information we need when submitting your application, including clear accurate drawings and specifications.
Our goal is to approve your plan in the fastest timeframe possible, however our primary focus is to ensure that buildings are safe and sanitary, accessible and fit for purpose.
Unfortunately some applications are delayed due to full information not being supplied at the time of the original application.
The current top ten causes of delay are:

- Out of date and non-specific producer statements.
- Missing flashing details.
- Lack of plumbing details - pipe sizes and gradients.
- Missing storm water details - pipe sizes and gradients.
- Job specific specifications.
- Missing fixing details.
- A mix of amended and original plans.
- Missing timber grades and treatments.
- Non specific stud and lintel sizes.
- Lacking effluent disposal details.

Once your plans have been approved please ensure that you do not skip any inspections and do not proceed to the next stage without completing any remedial work. This is very important to note as this could become a costly oversight and could mean that you will have to undo work before we can issue a Code Compliance Certificate.
On completion of your building project you need to apply for the most important document, the Code Compliance Certificate. This is the council's statement that in our opinion the work complies on reasonable grounds with the building code and consent.
The Building Team trust your building experience is a positive one. We are committed to helping you through the regulatory framework to achieve compliance with the legislation, for the protection and enjoyment of all Timaru District residents and visitors.

Timaru District Council
King George Place
PO Box 522
Timaru

Temuka Service Centre & Library
King Street
Temuka

Geraldine Service Centre & Library
Talbot Street
Geraldine

Waimakariri District Council

The Council are keenly aware of the need to process applications as quickly as possible. Applicants can help by providing detailed plans and have a fully completed application form. The amount of information required will depend on the complexity of your building project. As a minimum, you will need to include a recent certificate of title and detailed plans showing the site, the foundations, drainage and bracing. For more guidance on this subject go to: www.consumerbuild.org.nz. Alternatively, visit the WDC website.

Owners need to be aware that amendments other than minor to building projects need to be documented as completely as the original consent. Any change needs to be assessed and approved and the consent documents must now match the completed work. If they do not match the Council may be unable to issue the code compliance certificate. The Act also now requires the council to decide if it will issue a code compliance certificate within two years of granting the consent. If owners are having any difficulty meeting this time frame they should contact the Council to discuss options.

Waimakariri District Council
215 High St., Rangiora
Phone: (03) 311 8900
Fax: (03) 313 4432
Email : office@wmk.govt.nz
Web: www.waimakariri.govt.nz

Waimate District Council

Council Contact Details:
PO Box 122, Waimate, 7960
Queen Street, Waimate 7924
Phone: +64 3 689 0000
Fax: +64 3 689 8075
Web: www.waimatedc.govt.nz
Email: buildingcontrol@waimatedc.govt.nz

Westland District Council

OBTAINING A BUILDING CONSENT
The whole purpose of the Building Act 2004 and its associated Building Code is to ensure that users and occupiers of buildings can utilise buildings safely and without endangering their health.

The role of the Westland District Building Consent Authority staff is to ensure that building owners and building consent holders do undertake their proposed building work in such a manner that the building will perform even under exceptional circumstances.

The Westland District Council staff are able to assist anyone applying for a building consent. They will guide you through the application forms and give you advice as to the need for any supporting information. We have a number of publications that could assist you. Applicants that pay particular attention to the quality of the applications will often find the consent process quite straightforward.

Those applicants who choose to have their applications prepared by building design professionals are more likely to have a straight forward experience. With building consents there are often conditions that require notice being given to the Council for various inspections to be carried out. It is important that adequate notice be given so that staff can undertake the important inspections in a thorough and timely manner.

At the end of any building work, the owner should make application for a Code Compliance Certificate and ensure that the Council issues a Code Compliance Certificate relating to the work undertaken. This is the Council's certification that the building work has been undertaken in accordance with the New Zealand Building Code. The Code Compliance Certificate is an important document, particularly so when it comes to selling the property.

The Building Compliance staff commend this handbook as a valuable resource to help you through the consent process. If you need additional advice or assistance please contact Council's staff - they are there to help !

Westland District Council
36 Weld Street
Private Bag 704
Hokitika

Phone: (03) 756 9010
Fax: (03) 756 9045
Web: www.westlanddc.govt.nz

NOTES

6.3 Builder Listings

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

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

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

Licensed Building Practitioners

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

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

NELSON

Dunlea Building Ltd - Brent Dunlea
P: 03 544 1295 M: 021 284 3883
E: info@dunleabuilding.co.nz W: dunleabuilding.co.nz

Elevation Construction Ltd - Nick Skeggs
P:03 546 4682 M: 027 337 4201
E: nick@elevationconstruction.co.nz

Gardiner Building Contractors - Darryl Gardiner
P: 03 541 8482 M: 027 484 0719
E: gbc.ltd@xtra.co.nz W: gardinerbuildingcontractors.co.nz

Larry Bailey Builder - Larry Bailey
M: 027 6505 830
E: landhbailey@slingshot.co.nz

Phillip Ashworth Builders Ltd - Phillip Ashworth
M: 021 1930 680
E: phill.builder@yahoo.co.nz

NORTH CANTERBURY

Amuri Building Specialists Ltd - Danny Mcguire
P: 03 315 5040 M: 022 073 8948 E: amuribuilders@yahoo.com

Paget Construction Ltd - Wayne Paget
P: 03 315 6333 M: 027 243 2372
E: waynepaget@clear.net.nz W: pagetconstruction.co.nz

S P Ryder Ltd - Stephen Ryder
P: 03 327 7764 M: 027 433 5887
E: spryder@clear.net.nz W: spryder.co.nz

NORTH CANTERBURY / OXFORD

Flaxmill Builders Ltd - Gerry Thomson
P: 03 312 4667 M: 021 972 813
E: flaxmillbuilders@gmail.com W: flaxmillbuilders.co.nz

CANTERBURY

Baumann Ltd - Phil Tabb
M: 027 277 9906 E: phil@baumann.co.nz

Bowers Builders (2006) Ltd - Johnnie Bowers
P: 03 341 3247 M: 027 248 0220
E: admin@bowersbuildersltd.co.nz W: bowersbuildersltd.co.nz

Brendan Murray Construction - Brendan Murray
M: 027 4900 592 E: bmc.brendan@yahoo.co.nz

Canstruct. Construction Ltd - Stephen Pelham
M: 021 032 7616 E: stevepelham1@gmail.com

Canterbury Building Services - Jamie Berryman
M: 022 094 2178 E: jamie_berryman@live.com

Chris Greenem Builders - Chris Greenem
M: 021 144 5843 E: cwgreenem@orcon.net.nz

CJ's Joinery & Building Service - Kees Rietveld
P: 03 323 7490 M: 027 481 5785 E: rietveld560@gmail.com

Cloud 9 Homes Ltd - Corey Linton
Freephone: 0800 900 789 P: 03 372 9382
E: info@cloud9homes.co.nz W: cloud9homes.co.nz

Coughlan Construction Ltd - Pat Coughlan
P: 03 967 2834 M: 021 733 580
E: admin@cclbuild.co.nz W: coughlanconstruction.co.nz

G & D Russell Builders Ltd - Graham Russell
P: 03 308 5325 M: 027 436 7986
E: g-drussellbuilders@xtra.co.nz

G D Frost & Co Ltd - Mitch Frost
P: 03 332 4489 M: 021 376 784
E: office@frostbuilders.co.nz W: frostandson.co.nz

Garth Jemmett Construction Ltd - Garth Jemmett
M: 027 277 0748 E: jtconstruction@slingshot.co.nz

H T Construction Ltd - Todd Halliday
M: 027 667 8667
E: todd@htconstruction.co.nz W: htconstruction.co.nz

Highmark Homes Canterbury - Warren Whelan
P: 03 341 5991 M: 027 448 9176
E: warren@highmarkhomes.co.nz W: highmarkhomes.co.nz

Howard Construction - Stu Howard
M: 027 240 0101
E: office@howardconstruction.co.nz W: howardconstruction.co.nz

John Garlick Builders Ltd - Kade Atkinson & John Garlick
P: 03 381 1499 M: 027 434 0096-Kade / 027 434 0094-John
E: kade@johngarlick.co.nz E: j.garlick@xtra.co.nz
W: johngarlickbuildersltd.co.nz

John Mason Builders - John Mason
M: 027 628 6491 E: masonbuild@xtra.co.nz

McBride Building - John McBride
M: 027 335 6070

Morel Construction Ltd - Todd Morel
M: 021 134 6654
E: todd@morelconstruction.co.nz W: morelconstruction.co.nz

NZ Rebuild Ltd - Andrew Gellatly
Freephone: 0800 732 869 M: 027 564 2540
E: andrew@nzrebuild.co.nz W: nzrebuild.co.nz

O'Brien Construction - Mark O'Brien
M: 027 222 5408 E: mark@obrienconstruction.co.nz

Paul McStay Ltd - Brendon McStay
P: 03 351 6837 E: brendon@mcstay.co.nz W: paulmcstaybuilders.co.nz

Phil Benton Builders - Dave Fraser
P: 03 374 6203 M: 021 881 863
E: admin@philbentonbuilders.co.nz W: philbentonbuilders.co.nz

R J The Builder - Robin James
M: 021 597 272 E: rjthebuilder@hotmail.com

Robertson Building Canterbury Ltd - Arthur Robertson
M: 027 245 1601
E: arthur@robertsonbuilding.co.nz W: builderschch.co.nz

Smith & Sons Riccarton - Simon Thomson
P: 03 313 0972 M: 027 597 2815
E: simon.thomson@smith-sons.co.nz W: smithandsons.co.nz

Solid Builders - Kyle Byers
Freephone: 0800 4ABUILDER M: 027 290 1434
E: kyle@solidbuilders.co.nz W: solidbuilders.co.nz

Steve Muir Builders Ltd - Steve Muir
M: 021 275 3645 E: steven_muir21@hotmail.com

more listings overleaf...

Licensed Building Practitioners - *continued*

Strahl Building - Grant Strahl
P: 03 388 1127 M: 027 600 6425
E: strahlbuilding@gmail.com W: strahlbuilding.co.nz

Waghorn Builders Ltd - Luke Waghorn
Freephone: 0800 WAGHORN M: 027 755 5725
E: jake.luke@waghornbuilders.co.nz W: waghornbuilders.co.nz

Wells Built Ltd - Bruce Wells
M: 027 233 6230 E: maureenjwells@xtra.co.nz

Z Built Ltd - Joshua Smith
P: 03 388 6230 M: 021 442 767
E: josh@zbuilt.co.nz W: zbuilt.co.nz

CHRISTCHURCH

Property Solutions (Chch) Ltd - Mike Perry
P: (03) 980 8540 M: 021 410 990
E: mp@pschch.co.nz W: pschch.co.nz

Steve Brown Builders Ltd - Steve Brown
P: 03 384 4699 M: 027 432 6956 E: sbbuilders@xtra.co.nz

SOUTH CANTERBURY

Aoraki Frame & Truss Ltd - Mel Lewis
P: 03 688 2988 E: aorakiframe@xtra.co.nz

Holman Holdings Building Ltd - Alan Holman
P: 03 684 4059 M: 027 411 6954 E: jholman@slingshot.co.nz

WEST COAST

Boyd Kilkelly Builders - Boyd Kilkelly
M: 027 232 6099 E: boydo2012@gmail.com

Fairmaid Builders Ltd - Matthew Fairmaid
P: 03 755 7832 M: 027 220 8072 E: mattandrose@xtra.co.nz

LBP : Architectural Designers

NELSON / MARLBOROUGH / WEST COAST

Coastal Designs Ltd - David Gunter
P: 03 527 8080 M: 021 529 418 E: davidheather@xtra.co.nz

CANTERBURY

Architecture Sense Ltd - Patrik Rokos
M: 022 172 1094 E: rokos@ihug.co.nz

Blueprint Architectural Services Ltd - John Gibbs
P: 03 308 8015 M: 027 230 8695
E: john@blueprints.net.nz W: blueprints.net.nz

Newlove Browning Architects - Josh Newlove
P: 03 684 7918 M: 027 424 5656
E: josh@nbarchitects.co.nz W: newlovebrowningarchitects.com

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

LBP : Waterproofing

CANTERBURY

Gunac Christchurch 2004 Ltd - Hamish Grant P: 03 337 5900 M: 0274 377 185 E: info@gunac-christchurch.co.nz W: gunac-christchurch.co.nz

LBP : Concrete / Foundations

NORTH CANTERBURY

Ashburton Concrete Professionals - Damien White P: 03 307 2388 M: 027 872 5654 E: office@ashburtonconcrete.co.nz W: ashburtonconcrete.co.nz

LBP : Brick & Blocklayers

CANTERBURY

Top Trowel Ltd - Michael Cairns M: 027 824 1554 E: toptrowelltd@gmail.com

LBP : Roofers

CANTERBURY

Canterbury Roofing Ltd - Kevin Crawford M: 027 241 7601 E: k.crawford@xtra.co.nz

LBP : External Plastering

CANTERBURY

Exterior Plastering Specialist - Shay Burgess
M: 027 728 1177 E: shayburgess@hotmail.com

Pyramid Exterior Plasterers - Daniel Smith
M: 022 453 0048 E: inspire414@live.com

Quiksand Exterior Plastering Ltd - Jason McCusker
M: 027 328 9187 E: quiksandltd@hotmail.com

Roe & Son Exterior Plasterers Ltd - Brian Roe
P: 03 314 8922 M: 021 047 1255 E: theroes@xtra.co.nz

Walter Wilson Exterior Plasterers - Walter Wilson
M: 027 496 2650 E: rockcoteman@xtra.co.nz

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

Registered Master Builders - when quality counts

BUILDING EXCELLENCE FOR OVER 100 YEARS

Member

NELSON

Gardiner Building Contractors - Darryl Gardiner
P: 03 541 8482 M: 027 484 0719
E: gbc.ltd@xtra.co.nz W: gardinerbuildingcontractors.co.nz

Jason Gardiner Builders - Jason Gardiner
M: 027 246 0870
E: info@jasongardinerbuilders.co.nz W: jasongardinerbuilders.co.nz

NORTH CANTERBURY

Amuri Building Specialists Ltd - Danny Mcguire
P: 03 315 5040 M: 022 073 8948 E: amuribuilders@yahoo.com

CANTERBURY

B & D Construction Ltd - Scott Davidson
P: 03 348 6285 M: 027 733 4280
E: admin@bdconstruction.co.nz W: bdconstruction.co.nz

Bainbridge Homes Ltd - Mark Bainbridge
P: 03 382 2335 M: 021 776 172
E: sales@bainbridgehomes.co.nz W: bainbridgehomes.co.nz
Show Home - 51 Vernon Drive, Te Whariki, Lincoln - Open Thursday - Sunday 12pm - 3pm

Canterbury Builders Ltd - Clayton Mitchell
P: 03 423 9022 M: 021 721 827
E: sales@canterbury-builders.co.nz W: canterbury-builders.co.nz

CASA Construction Ltd - Jeff Root
P: 03 339 2969 M: 021 460 670
E: info@casaconstruction.co.nz W: casaconstruction.co.nz

G & D Russell Builders Ltd - Graham Russell
P: 03 308 5325 M: 027 436 7986
E: g-drussellbuilders@xtra.co.nz

Garth Jemmett Construction Ltd - Garth Jemmett
M: 027 277 0748 E: jtconstruction@slingshot.co.nz

Highmark Homes Canterbury - Warren Whelan
P: 03 341 5991 M: 027 448 9176
E: warren@highmarkhomes.co.nz W: highmarkhomes.co.nz

John Garlick Builders Ltd - Kade Atkinson & John Garlick
P: 03 381 1499 M: 027 434 0096-Kade / 027 434 0094-John
E: kade@johngarlick.co.nz E: j.garlick@xtra.co.nz

Jordent Ltd - Daryn Stanley
P: 03 981 8222 M: 021 339 478
E: daryn@jordent.nz W: jordenthomes.co.nz

Kingston Builders Ltd - Mike Kingston
P: 03 325 7734 M: 027 531 6106 E: mike@kingston.co.nz

Phil Benton Builders - Dave Fraser
P: 03 374 6203 M: 021 881 863
E: admin@philbentonbuilders.co.nz W: philbentonbuilders.co.nz

Robertson Building Canterbury Ltd - Arthur Robertson
M: 027 245 1601
E: arthur@robertsonbuilding.co.nz W: builderschch.co.nz

Strahl Building - Grant Strahl
P: 03 388 1127 M: 027 600 6425
E: strahlbuilding@gmail.com W: strahlbuilding.co.nz

T F Gray Builders Ltd - Tom Gray
P: 03 384 0516 M: 027 433 9741
E: info@graybuilders.co.nz W: graybuilders.co.nz

Today Homes Ltd - Dean McLeod
P: 03 341 6460 M: 0274 919 081
E: dean@todayhomes.co.nz W: todayhomes.co.nz

Urbane Construction - Tom Aiken
P: 03 421 7247 M: 027 354 0595
E: info@urbane.co.nz W: urbaneconstruction.co.nz

Wilsonbuilt NZ Ltd - Brad Wilson
P: 03 325 3331 M: 021 328 334
E: brad@wilsonbuilt.co.nz W: wilsonbuilt.co.nz

Z Built Ltd - Joshua Smith
P: 03 388 6230 M: 021 442 767 E: josh@zbuilt.co.nz W: zbuilt.co.nz

CANTERBURY & CHRISTCHURCH

Hillview Construction Ltd - Shaun Campbell
P: 03 332 6779 M: 027 222 6935
E: info@hillviewconstruction.co.nz W: hillviewconstruction.co.nz

IBL Builders Ltd - John Veitch
P: 03 366 2105 M: 027 433 6797
E: john@iblbuilders.co.nz W: iblbuilders.co.nz

CHRISTCHURCH

Property Solutions (Chch) Ltd - Mike Perry
P: 03 980 8540 M: 021 410 990 E: mp@pschch.co.nz
W: pschch.co.nz F: facebook.com/propertysolutionsgroup

Steve Brown Builders Ltd - Steve Brown
P: 03 384 4699 M: 027 432 6956 E: sbbuilders@xtra.co.nz

Sugrue Construction Ltd - Steve Sugrue
P: 03 326 7739 M: 021 450 709
E: steven@sugrueconstruction.co.nz W: sugrueconstruction.co.nz

CHRISTCHURCH CENTRAL / WEST

Dowding Homes Ltd - Malcolm Dowding
P: 03 338 5622 M: 027 533 1721
E: malcolm@dowdinghomes.co.nz W: dowdinghomes.co.nz

CHRISTCHURCH SOUTH / SELWYN DISTRICT

Artisan Homes Canterbury South - Rob Jones
P: 03 374 9172 *ext* 1 M: 021 324 876
E: robin@artisanhomes.co.nz W: artisanhomes.co.nz

MID CANTERBURY

Braden Nelson Builder - Braden Nelson
P: 03 307 7330 M: 027 291 3909 E: bradennelsonbuilder@xtra.co.nz

Simon Ross Construction Ltd - Simon Ross
P: 03 308 8407 M: 027 688 8252
E: simonrossconstruction@yahoo.com

SOUTH CANTERBURY

Aoraki Frame & Truss Ltd - Mel Lewis
P: 03 688 2988 E: aorakiframe@xtra.co.nz

Aorangi Homes (1995) Ltd - Jeff & Javas Wright
M: 027 450 8321-Jeff / 027 271 3753-Javas
E: aorangihomes@xtra.co.nz

Craig Lay Building Ltd - Craig Lay
M: 021 337 764 E: craiglaybuilding@hotmail.com

Mike Bruin Building Ltd - Mike Bruin
M: 027 292 0207
E: mike@mikebruinbuilding.co.nz W: mikebruinbuilding.co.nz

WEST COAST

Gibb Construction Ltd - Grant Gibb
P: 03 751 0111 M: 027 226 2748 E: gibbholdings@xtra.co.nz

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

Certified Builders

NEW ZEALAND'S MOST QUALIFIED BUILDERS

BLENHEIM

Hillco - Nick Hill
P: 03 577 5543 M: 027 248 0552
E: hillco_@hotmail.com

NELSON / TASMAN

Dunlea Building Ltd - Brent Dunlea
P: 03 544 1295 M: 021 284 3883
E: info@dunleabuilding.co.nz W: dunleabuilding.co.nz

TASMAN

Precision Carpentry Ltd - Leighton Horner
M: 021 301 154 E: leighton@precisioncarpentry.co.nz

MARLBOROUGH / CANTERBURY

LMC Building and Construction Ltd - Luke Chambers
M: 021 968 596 E: lmcbuilding@hotmail.com

NORTH CANTERBURY

S P Ryder Ltd - Stephen Ryder
P: 03 327 7764 M: 027 433 5887
E: spryder@clear.net.nz W: spryder.co.nz

CANTERBURY

Bowers Builders (2006) Ltd - Johnnie Bowers
P: 03 341 3247 M: 027 248 0220
E: admin@bowersbuildersltd.co.nz
W: bowersbuildersltd.co.nz

Buildezy Ltd - Warrick Anderson
P: 03 327 0150 M: 021 457 618
E: warrick@buildezy.co.nz W: buildezy.co.nz

Building Onward Ltd - Nick O'Neill
P: 03 377 9273
E: admin@buildingonward.co.nz W: buildingonward.co.nz

Cloud 9 Homes Ltd - Corey Linton
Freephone: 0800 900 789 P: 03 372 9382
E: info@cloud9homes.co.nz W: cloud9homes.co.nz

Concise Construction Ltd - Leighton Baker
P: 03 312 8178 M: 021 361 879
E: office@conciseconstruction.co.nz
W: conciseconstruction.co.nz

Corcoran Construction Ltd - Matt Corcoran
P: 03 360 2370 M: 027 223 0890
E: corcoranbuilder@gmail.com

Coughlan Construction Ltd - Pat Coughlan
P: 03 967 2834 M: 021 733 580
E: admin@cclbuild.co.nz W: coughlanconstruction.co.nz

G D Frost & Co Ltd - Mitch Frost
P: 03 332 4489 M: 021 376 784
E: office@frostbuilders.co.nz W: frostandson.co.nz

High Country Carpentry Ltd - Lain Hellmrich
P: 03 685 6260 M: 027 292 2883
E: highcountrycarpentry@vodafone.co.nz

Howard Construction - Stu Howard
M: 027 240 0101
E: office@howardconstruction.co.nz
W: howardconstruction.co.nz

JFS Construction Ltd - John Sugrue
P: 03 357 4003 M: 021 399 339 E: info@jfsconstruction.co.nz

JKF Homes - Geoff Frew
P: 03 308 4606 M: 027 431 1115
E: office@jkfhomes.co.nz W: jkfhomes.co.nz

John Mason Builders - John Mason
M: 027 628 6491 E: masonbuild@xtra.co.nz

Lightning® Construction - Chris Fraser
Freephone - 0508 LIGHTNING P: 03 384 7532
E: admin@lightning.co.nz W: lightning.co.nz

Morel Construction Ltd - Todd Morel
M: 021 134 6654
E: todd@morelconstruction.co.nz W: morelconstruction.co.nz

Nathan Cook Builders Ltd - Nathan Cook
P: 03 347 7356 M: 027 201 6097
E: office@nathancookbuilders.co.nz W: nathancookbuilders.co.nz

NZ Rebuild Ltd - Andrew Gellatly
Freephone: 0800 732 869 M: 027 564 2540
E: andrew@nzrebuild.co.nz W: nzrebuild.co.nz

Paul McStay Ltd - Brendon McStay
P: 03 351 6837
E: brendon@mcstay.co.nz W: paulmcstaybuilders.co.nz

Roydon Turner Builders Ltd - Roydon Turner
M: 027 440 0235 E: roydon@rturnerbuilders.co.nz

Solid Builders - Kyle Byers
Freephone: 08004 ABUILDER M: 027 290 1434
E: kyle@solidbuilders.co.nz W: solidbuilders.co.nz

Steve Muir Builders Ltd - Steve Muir
M: 021 275 3645 E: steven_muir21@hotmail.com

URBANZ Building Ltd - Malcolm Cole
P: 03 389 1293 M: 021 809 108 E: malcolmcole@urbanz.co.nz

Vertex Construction - Tony Lindley
M: 027 231 4744
E: info@vertexconstruction.co.nz W: vertexconstruction.co.nz

CANTERBURY & CHRISTCHURCH

Heyworth Construction - Andrew Heyworth
M: 021 385 937
E: andrew@heyworthconstruction.co.nz W: heyworthconstruction.co.nz

IQ Homes - Scott Clark
P: 03 341 0120 M: 021 367 387
E: scott@iqhomes.co.nz W: iqhomes.co.nz

M2 Developments Ltd - Matt Anink
M: 021 799 291
E: matt@m2developments.co.nz W: m2developments.co.nz

Certified Builders

NEW ZEALAND'S MOST QUALIFIED BUILDERS

Trademark Construction Ltd - John Hastie
P: 03 344 1002 M: 021 973 657
E: john@trademarknz.com W: trademarknz.com

CHRISTCHURCH

Brent Harris Builders - Brent Harris
M: 027 436 9666 E: caseharris@slingshot.co.nz

M2 Construction Ltd - Hayden Merrifield
M: 021 756 681 E: hayden@m2construction.co.nz

WEST COAST

Simpson Residential Ltd - Hayden Simpson
P: 03 755 7741 M: 021 554 380
E: info@simpsonresidential.com W: simpsonresidential.com

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

Architectural Designers New Zealand

CANTERBURY

Blueprint Architectural Services Ltd - John Gibbs
P: 03 308 8015 M: 027 230 8695
E: john@blueprints.net.nz W: blueprints.net.nz

Newlove Browning Architects - Josh Newlove
P: 03 684 7918 M: 027 424 5656
E: josh@nbarchitects.co.nz W: newlovebrowningarchitects.com

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

Approved Applicators

BLENHEIM

Al's Plastering - Al Turner
P: 021 804 941 E: rockcote.blm@gmail.com

NELSON

Galbraith Plasterers Ltd - Barry Galbraith
P: 021 373 400 E: baz@galbraithgroup.co.nz

Precision Plastering Nelson Ltd - Todd Adlam
P: 021 455 458 E: todd.precisionplastering@gmail.com

Totally Plastered Nelson Ltd - Grant Waters
P: 027 221 4661 E: 4waterz@gmail.com

GREYMOUTH

John Williams - John Willians
P: 03 768 5012 E: ???

RANGIORA

Bruce Cooper Plastering Ltd - Bruce Cooper
P: 027 207 3397 E: bruce@bcplastering.co.nz

WEST EYRETON

TFX Limited - Greg Inglis
P: 021 372 373 E: tfxltd@gmail.com

KAIAPOI

Quiksand Exterior Plastering - Jason McCusker
P: 027 328 9187 E: quiksandltd@hotmail.com

WASP Plastering Ltd - Wayne Allison
P: 027 698 1898 E: waspplastering@xtra.co.nz

CHRISTCHURCH

Accurate Plastering - Aaron Gamble
P: 022 351 3608 E: aaronaccurateplastering@gmail.com

AK Plaster and Paint Services Ltd - Andrew (Joc) Johnson
P: 021 190 2661 E: akplasterandpaint@xtra.co.nz

Awesim Painting & Plastering Ltd - Gene Sim
P: 021 715 951 E: admin@awesim.net.nz

C.R. Taylor Plastering Ltd - Clayton Taylor
P: 027 327 1633 E: taylorplaster@clear.net.nz

Canclad Ltd - Chris Hughes
P: 03 344 5461 E: chris@cbb.co.nz

Canterbury Exterior Plasterers Ltd - Scott Lee
P: 021 940 945 E: scott@canterburyexteriorplasterers.co.nz

CD Superior Plastering Limited - Carl Davies
P: 027 435 8727 E: carlandlindadavies@gmail.com

Christian Jordan Plasterers Ltd - Chris Jordan
P: 027 448 9187 E: chris@cjplaster.co.nz

Coastline Plastering Ltd - Canterbury - Michael & Zoe Collett
P: 04 905 3211 E: info@coastlineplastering.co.nz

Colin Plastering Ltd - Colin Chhour
P: 021 661 024 E: colinplastering@hotmail.co.nz

European Plaster & Design Ltd - Alec O'Donnell
P: 027 228 1639 E: nzbhoy@gmail.com

Evolution Exterior Plastering Ltd - Blair Clark
P: 027 956 9477 E: blair_d_clark@hotmail.com

Formula Facades - Craig Sullivan
P: 03 366 4208 E: craig@formulafacades.co.nz

Frame Contracting - Mark McCormick
P: 027 3518881 E: mccormick@framecontracting.co.nz

Frewer Plastering Ltd - Aynsley Frewer
P: 027 2011 296 E: aynsleyfrewer@xtra.co.nz

Get Plastered - Julian Robertson
P: 027 243 6246 E: get.plastered@clear.net.nz

Greenwood Trade Professionals Ltd - Declan Foran
P: 027 279 7271 E: declan@greenwoodtradepros.co.nz

Greg Proudfoot Plastering Ltd - Greg Proudfoot
P: 021 611 663 E: greg@proudfootplastering.co.nz

Horizon Plastering - Phil Peebles
P: 027 290 8545 E: philsplastered@gmail.com

Krom's Plastering & Tiling Ltd - Robert Krom
P: 027 436 6492 E: kromsplastering@hotmail.com

LV Plastering Ltd - Lester
P: 021 626 879 E: pl.plastering@yahoo.com

Northern Plastering Services Ltd - Warren Turton
P: 021 257 0967 E: nps@outlook.co.nz

OD Plastering Solutions Ltd - Olaf Damm
P: 021 652 918 E: od@plasterer-christchurch.co.nz

Perfection Plasterers NZ Limited - Kurt Edens
P: 021 047 5287 E: admin@perfectionplasterers.co.nz

Plaster Plus Canterbury Ltd - Tim Maguire
P: 027 453 5445 E: tim@plasterplus.co.nz

Plaster Works 2007 Ltd - John McVicar
P: 021 540 950 E: andrea@plasterworks.co.nz

Plastering Solutions Ltd - Andre Austin
P: 027 200 1706 E: andre.austin@xtra.co.nz

Premier Plastering Christchurch Ltd - Ricky Bennett
P: 027 220 8009 E: office@premierplastering.co.nz

Prime Plastering Solutions Ltd - Dean Tucker
P: 027 449 5933 E: dean@primeplastering.co.nz

Properly Plastered - Glenn Munro
P: 021 221 0282 E: glenn@properlyplastered.co.nz

Rata Coatings Ltd - Brendan Taylor
P: 027 727 2468 E: ratacoatings@gmail.com

Redrock Plastering - Manu Toailoa
P: 027 399 5971 E: redrockplaster@gmail.com

SR Templeton Plastering - Scot Templeton
P: 022 011 5192 E: s.templeton7@gmail.com

TK Plastering 2014 Ltd - Tyson Paul Keats
P: 027 840 0033 E: tyson@tkplastering.co.nz

Walter Wilson Exterior Plasterers Ltd - Walter Wilson
P: 027 496 2650 E: rockcoteman@xtra.co.nz

Wicked Mud Limited - Andre Berkett
P: 027 242 4988 E: wickedmud@rocketmail.com

ASHBURTON

The Finishing Company Ltd - Tim Read
P: 027 444 4856 E: craig@thefinishingcompany.co.nz

TIMARU

Karton Brick & Block Ltd - Bruce Karton
P: 027 436 4016 E: kartonbrick@xtra.co.nz

Wallace Plastering & Tiling 2014 Ltd - Ryan Wallace
P: 021 502 058 E: wallacetimaru@gmail.com

PRESCRIBED CHECKLIST

About this checklist

A building contractor is required to provide you with this checklist and other prescribed information under the Building Act 2004 before you sign a contract for the building work if –

(a) you request this checklist and the prescribed disclosure information; or

(b) the building work is going to cost $30,000 or more (including GST).

The building contractor is the person or company you have asked to do building work for you.

The building contractor may not be an actual builder. The building contractor could be a plumber, an electrician, or any other tradesperson who is doing some building work for you and whom you are dealing with directly.

Steps *(See notes below)*	**Completed** *(Tick when completed)*
1 Become informed	☐
2 Agree on project structure and management	☐
3 Hire competent building contractors	☐
4 Agree on price and payments	☐
5 Have a written contract	☐
6 Take control	☐
7 Resolving disputes	☐

Notes

Step 1 – Become informed

All building work must comply with the provisions of the Building Act 2004. You can find a copy of the Building Act 2004 on the New Zealand Legislation website: www.legislation.govt.nz

Building work is any work done in relation to the construction or alteration of a building. This includes any work done on your home or other structure, such as a garage, retaining walls, and fences. It also includes work like painting, decorating, and landscaping if it is part of the construction or alteration of a building.

However, if the only work you are getting done is redecorating and there is no construction or alteration work involved, it is not building work. If landscaping work does not include any structures (eg, pergolas or retaining walls), it is also not building work.

All building work requires a building consent unless it is exempt under the Building Act 2004.

Generally, only simple or low-risk work is exempt from the requirement to have a building consent. Certain gas and electrical work is also exempt. For more information, go to www.mbie.govt.nz

Building work that is significant or of higher risk (such as structural alterations) requires a building consent and must be carried out or supervised by a licensed building practitioner. For more information on these requirements, go to www.mbie.govt.nz

Step 2 – Agree on project structure and management

Building projects do not run themselves. Decide how you want to manage the building project.

A few different roles are needed on a building project. You need someone to –

- manage timelines and costs:
- manage subcontractors:
- liaise with the local council:
- make decisions about the design of the work.

You can do some of this yourself, but if you are not knowledgeable about the building work process, you should get help from an architect, an independent project manager, a building company, or a licensed building practitioner who is licensed to co-ordinate the building work involved.

You should be really clear about the scope and size of the project and get detailed plans up front.

Be clear with your building contractor about who is doing the building work and who is responsible for making design and change decisions during the project.

Step 3 – Hire competent building contractors

Ensure that your building contractor has the skills and resources to carry out the project.

You should –

- ask around about the building contractor and get references for other work that the building contractor has done:
- find out if the building contractor is a licensed building practitioner or has other appropriate qualifications. For more information about licensed building practitioners, go to www.mbie.govt.nz
- determine whether the building contractor has sufficient insurance to cover the work while it is being carried out:
- ask about the building contractor's employees and what subcontractors the building contractor will use on the project:
- if the building contractor is a company, look up its company records on the Companies Office's Internet site. If your search raises concerns, ask the building contractor to explain.

Step 4– Agree on price and payments

The contract should clearly state what payments are required and when. Where possible, a fixed price is preferable. The lowest price is not always the best price.

You should –

- get detailed quotes (not estimates) for the building work:
- when comparing quotes, ensure that the scope of the building work and the materials and fixtures that you are comparing are the same across quotes so that you are "comparing apples with apples":
- make sure you have the funds to pay for the project before the work begins and that you understand the payment terms agreed with the building contractor:
- think carefully before agreeing to pay more than the cost of the work that has been completed and the costs of any materials that have been supplied at the time you make the payment.

Step 5 – Have a written contract

You should have a written contract. The contract should include items such as –

- a description of the building work:
- the start and completion dates for the building work:
- how variations to the building work will be agreed:
- the payment process, including dates or stages for payment and how payments will be invoiced, made and receipted:
- the dispute resolution processes to be followed.

You should obtain legal advice to ensure that you understand your rights and obligations and that the contract complies with all legal requirements.

Note: The Building Act 2004 requires that there must be a written contract for residential building work with a value of $30,000 or more (including GST), and the Building (Residential Consumer Rights and Remedies) Regulations 2014 prescribe matters that must be included in every contract for residential building work with a value of $30,000 or more. You can find a copy of the Building Act 2004 and the Building (Residential Consumer Rights and Remedies) Regulations 2014 on the New Zealand Legislation website: www.legislation.govt.nz

Step 6 – Take control

All residential building work is covered by implied warranties prescribed by the Building Act 2004 that address matters such as workmanship and building work being fit for purpose. For more information, go to www.mbie.govt.nz

You should –

- make sure there is a clear line of communication with the building contractor through the site foreman, the project manager, or any other person who has authority to speak on behalf of the building contractor. (This person should be identified as the "key contact person" in the prescribed disclosure information that the building contractor has provided along with this checklist):
- when you are making decisions along the way, be clear as to whether those decisions will affect your contract and costs. If you do decide to make a change, keep track of the effect of that change.

Step 7 – Resolving disputes

It is in both your interests and the building contractor's interests to keep the building project running smoothly and to deal with any disputes as they arise.

If you have concerns about the building project, raise them with the building contractor (or the key contact person) as soon as possible.

Raise your concerns in good faith and use the dispute resolution processes agreed to in your contract. For information on your options, go to www.mbie.govt.nz

If you have received an invoice that you have concerns about, clearly outline your concerns to the building contractor in writing.

If you fail to make a payment when it is due, the building contractor might start dispute resolution proceedings before you have a chance to explain why you have not paid. (Simply withholding payment when there is a dispute will often make the situation worse.)

Further information

For more information, go to www.mbie.govt.nz or call the Ministry of Business, Innovation, and Employment on 0800 242 243.

BUDGET SHEET

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

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

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

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

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

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

KITCHENS & BATHROOMS	BUDGET	ACTUAL
Kitchen Joinery		
Benchtops		
Kitchen Fixtures		
Appliances		
Bathroom Tiling		
Bathroom Fixtures		
Wardrobes		
Storage		
Laundry		

UTILITIES	BUDGET	ACTUAL
Water		
Gas		
Electrical		
Solar		
Security		

HEATING & COOLING	BUDGET	ACTUAL
Heating		
Cooling		
Ventilation		

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

Double Vortex Flushing Technology
Maximum Performance, Minimum Water Usage

Double Vortex Flushing System

Maximum flushing performance, with minimum water usage. The design of the bowl propels the water forward and creates a strong flushing momentum.

100% of the water is ejected through two water openings.

Momentum and power is created by the design of the bowl and force of the water.

The resulting 'vortex' of water cleans the entire surface of the bowl.

Easy to Clean Rimless Design

Double Vortex is a rimless flushing system that effectively cleans the entire bowl interior, preventing dirt and deposits from building up. This rimless design makes it easy to clean as no dirt can accumulate over time.

ACACIA E is available in Back to Wall, Close Coupled and Monoblock Suites plus Floor and Wall Mounted Pans.