

BUILDING BUSINESS

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building stories

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Building Business contributes towards your LBP skills maintenance requirement. Ensure you log this into your ITM diary or the ITM App today.



The best building stories

We've had a bit of a laugh and here are some of the best stories from the Live to Build promotion.

03

LIVE TO BUILD

Winning Story

The Hack Job

Long story short. I'm on the 1st floor framing up some walls and need some belts of nails for the Paslode framing gun. So I send the apprentice down to the van to get some belts of nails. Knowing that we had a lot of the longer Senco belts, I tell him that the longer Senco belts need cutting down to fit into the Paslode gun.

So after 10 minutes I'm wondering where he is? I can see him working away in the back of the van, so I yell out across the site "What the #@%*&# are you up to?" He stands up and he's got a belt of nails in one hand and a hacksaw in the other.

The muppet was using the hacksaw to cut down the belt of nails lengthways instead of just simply ripping 10-15 nails off the end.

By Razor

Congratulations to Razor! He wins a week long, fully catered, self-drive 4x4 journey that takes him into the heart of the South Island High Country.

Finalist

The Good Samaritan

My brother in law Terry was a brick layer in Christchurch. He stopped every morning at a dairy in Burwood to get a ham roll for smoko. It was still dark when leaving the shop and down the road a bit he hit a cat crossing the road and so he pulled over to check it out. He saw this cat wobbling from side to side and then go up a driveway. He followed it in a little and noticed it was laying on its back twitching its legs. He thought he would do the humane thing so grabbed a spade from his falcon ute, knocked it on the head, buried it next to the garden shed and left a note and phone number for the owners apologising for the accident.

He arrived on site where his off-sider was stacking bricks and getting ready for work. His mate, Rhys said "Did you hit a cat on the way to work Terry?" and Terry said "Yes: how's that Rhys?" Rhys said "Coz there it is stuck in the roo bar on your ute".

Terry was astounded as he thought, bugger, I've killed and buried someone's poor old cat. The boys at the Parklands Tavern had a good old laugh.

By Chris MitvcMitch

CONTINUE >>

More finalists

All Locked Up

Finishing up on Friday night after a few beers. I locked up for the weekend and turned the power off. For some reason I stepped into the 3 level lift shafts and shut the door and couldn't open it again as there was no power and the manual emergency system didn't work.

With no cell phone coverage I tried SOS with the alarm but no one was around to hear it. I decided I'd just have to wait until my lady realised I was missing... but she thought I'd gone to the pub and wasn't too worried. Meanwhile I needed to relieve myself after the beers and I couldn't ruin the carpet so peed into one of my work boots. And since then I've been called Piss'n'Boots. The missus finally figured after 5 hours I wasn't at the pub and came out to site. She flicked the power back on so I could get out.

By Piss'n'Boots

Satisfying Smoko

We were all sitting under a tree (myself and the apprentice) for smoko with our boss that no-one liked cause he was a w****. He was half way through his pie when he stopped to tell us how awesome he was when a bird sh!t in his pie. He was so busy talking he didn't even notice and because we didn't like him we didn't say anything. We just watched him eat the whole thing.

By Johnny Five

Running Water

A special building client of mine who lived in our neighbourhood, a nice old lady nearing one hundred years young asked me to renovate her bathroom for her which I did. Sometime later I got a panicked phone call from her saying she has a major water leak and that she could hear water running. I said I will call in on the way home shortly and I promptly forgot.

Early next morning I got another panicked call asking if I am coming or not or do I ring a plumber? I have turned the electric cylinder off, she explained. I apologised and rushed over to her place. On my arrival I heard a hissing sound similar to water running. After dashing from room to room the sound lead me to her favourite spot at the kitchen table and down the leg of the table. To our surprise I discovered her favourite little transistor radio that had somehow moved off the 2YA station and into static. To my relief and with a big grin, she said, "Is that it?!" We laughed a lot. What a lovely lady she was and I'm sorry to say she has now passed on.

By Kerls

Exposed

I had a summer holiday job many years ago during the school summer break and worked for a local builder. The pay was pretty good and I felt like a million bucks with cash in my pocket.

We had a job to rebuild the loos in a local pub, The Lingfield (UK). And the boss asked me to demolish the old gents. Not the nicest workplace but, as I say the money was a good driver. Problem was nobody told me that the outside wall t-boned onto the back of the ladies which was still in use!

I started with the sledgehammer shifting the rubble into the skip as I went and was soon approaching the tee join. Then the unimaginable happened - the remaining bit of wall collapsed bringing with it the back wall of the ladies loo together with the old cast iron cistern...

Well the poor lady occupant was screaming in shock and all I could see was my job coming to an inauspicious end. The pub virtually emptied to check out the commotion seriously adding to the occupant's distress. The landlords wife rescued the woman who left rather sooner than I think she expected and I got dragged into the bar expecting the worst... But got bought my first pint, a good number of pats on the back and the landlord together with the other mostly male customers declaring they had had the best laugh in years.

Celebrity status at the cost of a ladies embarrassment. I smile even now some 48 years later.

By Steve

Overnight Pest

So we're building a big house just outside of Taupo, and it's got a handful of .600 x .600 concrete columns. We get all the rebar in and signed-off then box and brace them up ready to pour them via concrete pump the next morning.

The pour went well and after a few days we start stripping the boxing. I'm peeling a shutter off and got one hell of a fright as looking directly at me from within the concrete column is one very dead possum! It was pressed up against the shutter with a very stunned look on its face! It must have fallen into the shutter overnight and gone to sleep until we poured a few cubes in on its head!

We all thought it was funny until the engineer came to site and made us break the column down and rebuild it. Thankfully the apprentice was a big strong fella!

By 2OB1



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| Width of Stair | 430mm | 430mm | 350mm |
| Max Load | 200kg | 200kg | 200kg |
| Angle | 70° | 70° | 70° |
| Opening Required | 1370mm x 650mm | 1370mm x 650mm | 1135mm x 560mm |
| Projection | 1554mm | 1733mm | 1465mm |
| Landing Space | 1182mm | 1298mm | 1047mm |
| Uses | Residential | Residential | Residential |
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Fishing TV has evolved



When I walked into the ITM Support office and said "We're not going to be making The ITM Fishing Show this year" there was stunned silence, so I hurriedly got to the good news. "We're going to be making an all new show instead. Each episode we'll take a new person to catch the fish of their dreams and we'll record the whole experience from their point of view".

Still I got a muted response, and it's been the same initial reaction from everyone I've told. The ITM Fishing Show is as popular as ever, "We love it, why would you change it?". My answer - we're not changing The ITM Fishing Show, this is an entirely new show, a new concept with a new format. But I needed to convince ITM and the rest of our sponsors and fans that it was going to be better than The ITM Fishing Show. So I'll break it down for you...

A new guest on every show

After 13 consecutive years of The ITM Fishing Show, I still had plenty of ideas, more fish to catch and places to go, but there's only so many ways I can tell people about it from my point of view. So "ITM Hook Me Up!" will have a new guest in every episode, they all have a fishing dream, and it's up to me and my team to hook them up with the trip of a lifetime. The whole experience is seen through their eyes and told in their words, so basically I've gone from fishing show host to fishing guide, which allows me to do what I love the most, which isn't catching fish, it's helping someone else catch a fish.



Joseph Parker with his prize, a nice fat bluenose.



Joseph Parker with a nice snapper caught first drop of the day.

Over the last four or five years, all the most memorable and enjoyable fishing moments for me have been when I've been around someone catching their dream fish and I've been a part of one of the greatest days of their life - and this is the entire premise of the new show.

From celebrities to chippies

The lucky guests are a mix of people from all walks of life, some are household names like Joseph Parker, Stephen Donald and Ryan Fox, and some are everyday kiwis like you and I, and a few are tradies like you and I too, (although it's been a while since I chucked concrete roof tiles for a crust). So now I'll tell you a little about a couple of the guests we've had and their dream fish, it's a story of builders, broadbill and blue marlin.

Chris the builder

Chris Sinclair is a builder from Auckland with one apprentice and like most blokes, Chris loves his fishing, only he's not had much luck. In 25 years of fishing his best snapper was a very modest 8 pound, and he was no better on kingfish, he'd never registered a legal kingi. "Mate I'd be happy with a double figures snapper and a legal kingi" was his humble request.

So Chris was lined up to fish with me in the Far North ITM Fishing Comp. With reports of some big blue marlin about and a good forecast, I decided I'd upsize Chris's fishing wish and take him big game fishing for the day on my 8.3 metre Stabicraft.

Just one day isn't a lot of time to catch a marlin, and when I met Chris at the Taipa Resort for the briefing he seemed a little unsure about going game fishing because of the long odds. Catching a decent snapper and kingfish in the Far North is a safe bet, and he was potentially throwing it all away to gamble on a shot at a marlin. Fortunately for me

it took just a few Lion Reds and couple of yarns of marlin I'd caught "just out there" and he was happy with the plan for the next day.

But the plan didn't start well, we were the last boat to leave the ramp in the morning because we were waiting for the coffee machine to fire up when the café opens at 6.30am. Then when we'd finished our flat whites and were doing 27 knots about ten nautical miles off the coast, I had a flashback to the marlin lures sitting on the bench in my hotel room. So to cover my arse I asked Chris if he wanted another coffee, then spun the boat around to head back in to get him another flat white... and pick up the lures at the same time.

Blue marlin

So it was mid-morning by the time we got lures in the water to start our hunt for a marlin, and after a couple of hours with no bites Chris got a text from his mates, they were hooking into snapper and kingfish. With this he started to politely lobby to pull pin on the game fishing early and head in for a kingfish, but I would counter with another reason to stay out wide "we're at a good spot now mate, water temp is good, lots of baitfish, we should get a bite any minute now...". I was mid sentence spinning some crap about why we should stick at it, when I saw the biggest marlin I'd seen in a long time explode onto the outrigger lure. My initial thought was 'shit, this is the fish I've been waiting my life for, and it's happened on a day when I have no crew and some bloke who's never been game fishing before!' The fish tore up the water and line burned off the reel so fast it was screaming like a siren. I spun the boat and barked some instructions to Chris. I was pretty pumped up for this fish, so you can only imagine what was going through his head.



Auckland builder Chris Sinclair was pretty happy Matt talked him into game fishing over snapper fishing for his day out on "ITM Hook Me Up!"

But this is the thing with "ITM Hook Me Up!" You don't have to imagine what he was thinking, because it's Chris that narrates the action in his own words. I won't spoil it by giving my version here. Though I will say I was more pumped about that fish than any I can remember, so much so, that after we tagged the fish we went straight into celebration mode, cracked a few beers, and forgot to complete our filming.

Ben the builder

A couple of months later we got Chris back up to film some of the basic set up stuff, pretty boring really. We finished filming the set-ups by lunchtime and I had another builder on board, Ben Maxwell. Ben's dream was to catch a swordfish. So with Chris in no hurry to get back to Auckland we caught some baits and headed to the drop-off for an impromptu swordfish attempt.

Broadbill

The swordfish is a true bucket list fish, even for the most experienced big game fishers. So after catching a giant blue marlin first time out, surely Chris couldn't expect to catch a swordfish in half a day? He said himself, "I'm already the most hated builder on the North Shore after that blue marlin, I'd have to go into witness protection if I got a swordfish too".



Kerikeri builder Ben Maxwell was buzzing after catching his dream fish, the mighty broadbill swordfish.

Well, in half a day our two builders caught three swordfish, and then we got Ben a blue marlin too - just to even things up! The guys thanked me a hundred times, but I was genuinely as happy as they were and needed no thanks, besides I was just the guide, it was ITM that hooked them up!

Keep 'em tight

Matthew Watson.

You can check out the all new series of "ITM Hook Me Up!" Starting Monday October 2nd 7.30pm on PRIME.

Prime

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- Whisper quiet operation - 53dB(A)
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- Oil alert
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- 71kg dry weight

HONDA
POWER EQUIPMENT



\$2,173
EXCL GST

5500W Framed Generator

#EG5500CX

- Honda 4-stroke GX390 engine
- Anti-vibration engine mounts and mufflers
- D-AVR (Digital Auto Voltage Regulator)
- Oil alert
- 84kg dry weight

HONDA
POWER EQUIPMENT



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10

INDUSTRY TRENDS

Why are we building McMansions and when will it stop?

If there was an Olympic contest for building large houses, Kiwis would once again be right in amongst the medals this year.

For a tiny country, we consistently punch well above our size. Right now, we're ranked at No 3 for the sheer scale of our homes, just behind the US and our rivals in the lucky country.

Fewer people in bigger houses?

When you consider the number of people living in a home in New Zealand has gone from 4.3 people in 1960 to just 2.7 in 2017, you wonder what's going on. Why do we need so much more space for fewer people?

The average new standalone NZ house has expanded from 153m² in 1991 to 209m² today. By world standards, we're building huge houses.

Distorting factors

Industry experts cite a number of contributing factors including:

- ☐ Rising land prices
- ☐ Subdivision rules
- ☐ The distortion of quoting building prices per square metre

As section prices rise, it's natural for developers, banks and buyers to want to build bigger homes to ensure an attractive resale package to preserve their investment.

Subdivisions often specify a minimum build size, and this generally increases as section prices get higher in the most desirable areas.

Perceived 'value for money' is a big consideration. Smaller houses cost more per square metre, because the expensive bits such as bathrooms, kitchen and site costs are divided by a smaller number. It provides a "false impression of value", said one building franchise owner.

Too much space?

Based on current projections, the number of people living in homes in New Zealand will decrease further to 2.4 people per household in the next 15 years.

Does that mean the demand for ever larger homes will stall?

Statistics suggest the trend has plateaued and is likely to decline modestly in the next few years. This happened across the Tasman where the average floor area of new houses peaked at 248m² sqm in 2009 and decreased steadily to 231m² in 2016.

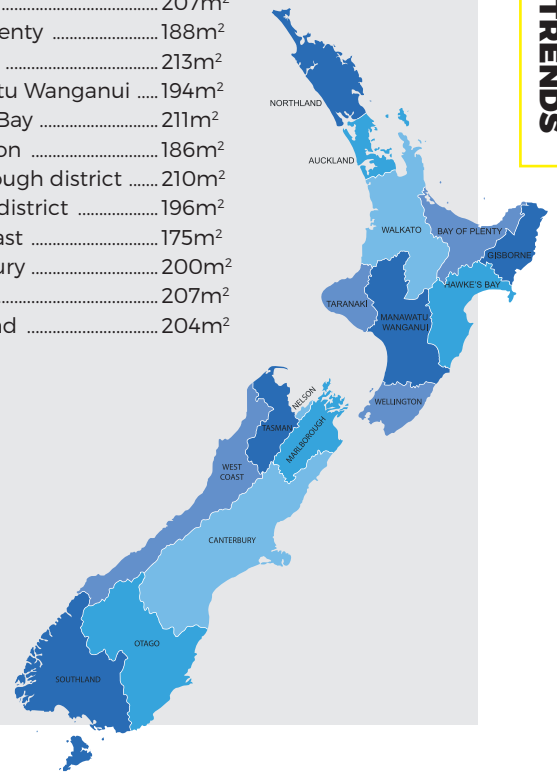
But there's no question we'll still be building big houses in New Zealand for the foreseeable future.

As one building commentator put it:

"New Zealanders have been mimicking the lifestyles and aspirations they see in magazines, on TV shows and in movies, especially from the US. We've developed a taste for rumpus rooms and patios, ensuites and media rooms, guest rooms, big double garages. That's not going to change."

Average size (sqm) of house builds consented in 2016

| | |
|----------------------------|-------------------|
| Northland | 192m ² |
| Auckland | 235m ² |
| Waikato | 207m ² |
| Bay of Plenty | 188m ² |
| Taranaki | 213m ² |
| Manawatu Wanganui | 194m ² |
| Hawkes Bay | 211m ² |
| Wellington | 186m ² |
| Marlborough district | 210m ² |
| Tasman district | 196m ² |
| West Coast | 175m ² |
| Canterbury | 200m ² |
| Otago | 207m ² |
| Southland | 204m ² |



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Tom Walsh

Olympian, NZ record holder,
qualified builder, NZCB member
and ITAB graduate.

The apprentice diary: entry #6

The weekend just gone proved a proud moment for me. After recently finishing a large 380m² home renovation for a developer, I got to show my family during an open home all the parts I had built, nailed, and fixed.

It was the first project I had seen from start to finish which was great, as usually as apprentices we get moved around a bit. It was also nice to overhear potential buyers talking about the home in a positive light. It was a pat on the back after all the hard work that went into it.

Reno vs new build

Although I've only worked on reno's so far, I'm hoping a couple of new builds will come my way. I hear they are good for learning different skills, like fast processes and a bit more routine to the build, as opposed to the troubleshooting usually experienced every second day on a reno.



Before and after bathroom renovation.

Gaining the trust of the boss

As I approach the end of my first year as an apprentice, I'm getting more exposure to site plans and building inspectors, and what they look for. I work mainly on reclads, and the inspectors are notoriously hard to please. So it's nice when they inspect your work and give it the big tick. Success stems from two things, reading the plans properly, and quickly confirming with your boss before undertaking the task at hand. Having a certain level of responsibility for your work certainly makes you focus more, and use all the resources you have before asking for help. The more you can prove you understand and can work alone, the more trust the boss will have in your capabilities.

As builders we also get to see the not-so-good side of the trade. I'm now working on recladding a plasterboard home. After only 20+ years some of the timber around the windows and deck are absolutely rotten. This is nothing to do with the builder, but more the building systems employed in

recent times. The positive is, the owner has realised something needed to be done, and with our help will have a brand new looking weatherboard home in a matter of months.



Building stories

On a completely different note, taking the piss out of each other on site is just part of the work place and helps build comradery. (as long as it is light-hearted). I asked some of the older builders what some of the biggest mistakes had been. This ranged from building walls too long or dropping windows out of the holes when fixing off. The best one though was a story about a team that had built and completed a whole house, only to find out they had built it on the wrong site. But as it was part of a housing development and owned by the same company, it wasn't such a major issue, but funny none the less.

Till next time, stay safe and keep learning.

By Stu Foster

Apprentice



Highlights

Best job: Boxing concrete nibs

Worst job: Cutting up plasterboard cladding

Favourite power tool: My trusty Makita radio

Favourite hand tool: Ear defenders

Apprentice tip: Carry multiple driver bits in your belt

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INSURANCE

CONTINUE >>

What's available to who and what are the benefits for homeowners and builders?

Once again MBIE is looking into the feasibility of making it compulsory for builders to take out insurance. Insurance to protect homeowners that is. This approach is common in Australia, where individual states require builders to be licensed and take out insurance for residential building projects.

How do they benefit homeowners?

A builders warranty (also known as a builders guarantee or home warranty) is where a third party (usually an insurance company) guarantees to protect a homeowners' financial investment during construction if their builder fails to complete it (usually due to the builder having gone bust). The guarantee will reimburse a lost deposit or finish the build, absorbing any extra costs to do so. They also guarantee to fix defects for up to 10 years.

Are they a good idea?

The Building Act makes builders responsible for their work for up to 10 years. So why is an insurance needed on top of this? The reality is that our construction industry is a volatile one, with lots of competition, low barriers to entry, low margins and in many cases building firms being run by people who aren't skilled in business management, particularly when it comes to the financial side (this is an aspect of building that the LBP scheme doesn't address). So failure is inevitable for some, with customers and suppliers often bearing significant losses. That's really where independent builders guarantees come to the rescue, at least for homeowners. And if they're compulsory, a builder who can't get one because they aren't up to scratch

won't be able to build. This will increase the barriers to entry to the industry, helping to weed out poor performers, which has to have a positive effect on the overall health of the sector.

Some versions include protection for the builder too

Both the NZCB and Builtin guarantees include a "waiver of subrogation". This is a powerful benefit, as it gives the builder protection, after the first 12 months, from the cost of fixing defects if a claim is made under the guarantee. In this situation the insurer fixes the defects without seeking recovery of their costs from the builder. However, they may go after other parties, such as product manufacturers and subcontractors, if they are deemed responsible for the problem.

The history so far

First mooted in 2009 at the height of the leaky homes crisis by then Building & Construction Minister Maurice Williamson, it was proposed that homeowners would be able to opt out of the scheme if they felt it was not needed. This idea was dropped in 2011 but picked up again in 2013, with a system proposed to be based on the Australian model. However, once again a compulsory system was dropped in favour of an education-based approach encouraging homeowners to choose whether or not they took one.

This time around

Most recently, the possibility of builders warranty insurance becoming mandatory in New Zealand is less a result of the Government wanting to protect homeowners and more due to their desire to cap the liability of councils for defective building work. However, capping council liability opens up the risk of homeowners being out of pocket if other parties, such as the builder, aren't around to contribute their share to the repair. That's why the Law Commission recommended compulsory builders warranty insurance would have to be introduced alongside any capping of council liability.

What are the odds?

To date, the Government has been unwilling to go this far, aiming instead to use compulsory disclosure statements to increase awareness of builders guarantee insurance among homeowners, so that they can choose whether or not to take it. However, anecdotal evidence suggests many builders aren't following the new disclosure rules, and awareness of builders guarantees among

the building public remains low. And they can be a difficult sell for builders. After all, who wants to recommend their customers take out insurance in case they go bust or their workmanship isn't up to scratch? That's part of the reason a mandatory approach makes sense, but it means all builders, and ultimately homeowners, paying for the poor performance of a few bad operators.

Where can you get one?

Members of the Registered Master Builders Association can provide a Master Build Guarantee, which is self-insured and operated by Master Build Services, a business owned by RMBA. They have a range of guarantees to choose from, with varying levels of cover.

NZCB members are required to provide Halo Guarantee Insurance, which is managed by a broker and underwritten by a coverholder at Lloyds of London.

For builders not a member of these two trade associations, or for those who wish to provide an alternative, Builtin Insurance is New Zealand's leading independent provider of builders guarantees. Builtin Accredited Builders can choose from a range of 10 year guarantees to suit their business and the type of work being done. Although accreditation is free, there is an initial application process that involves an assessment of the builder's financial solvency, building experience, competence, and construction supervision practices.

A final word

As to whether they'll become compulsory here any time soon, your guess is as good as ours. With election promises to keep and major political challenges to anything that increases the cost of building houses, it may take a change of government, or another major industry failure, before mandatory building warranty insurance becomes a reality.

In the meantime and despite this, given their very reasonable cost for the protection they give, an independent builders guarantee makes good sense for customers and builders alike.

By Ben Rickard



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Do you have the right to repair your own defects?

From time to time, property owners discover defects in the construction of their buildings, whether it be during the course of the building project, or some time afterwards. This article is all about who gets to fix those defects.

Logically, you would think it would be the contractor who was responsible for the defects who gets to fix them, but that does not always suit the owners. They may have lost confidence in the builder's abilities, or they may simply have formed such a dislike for the builder that they never want to see him back.

That latter situation happens frequently on residential projects, where the homeowners tend to be more emotionally involved, and having their personal space invaded by someone they have seriously fallen out with causes them a lot of discomfort. In those cases they will always prefer to have the defects rectified by a replacement builder, regardless of whether the defects emerged long after completion or whether they showed up during the course of the project.

Most builders want to rectify

From the builder's perspective, having someone else finish off your work is a bit galling for a number

of reasons. First, if you are a conscientious builder then you take pride in your work and you want to see it through to the end. Secondly, you may not agree that all the alleged defects are in fact genuine defects and you want the opportunity to argue the toss. After all, a lot of alleged defects are simply unfinished work that the builder had scheduled to complete at a later date, or they are work that meets the standards agreed to in the contract or required by the building consent and the building code, even though they don't meet the owner's expectations.

Alternatively, they may be genuine defects but they are not attributable to the builder or anyone under his control and he had no power to prevent them. You don't want to be saddled with the cost of paying a competitor to fix what wasn't broke in the first place, or what wasn't your fault. Thirdly, the cost to the original builder to fix his own defects is usually substantially less than the cost of paying a competitor to fix them.

It doesn't always work out

Sometimes the builder simply gets no say in the matter. If the owners are adamant that he is not coming back, they can usually achieve that one way or another. In a renovation when they are living on the property, they effectively control access. In a new build they can arrange for locksmiths to change the locks in the dead of night. It doesn't take much to get a trespass order issued against the builder and those are quite hard to overturn. Failing anything else, they can simply stop paying the builder, and he isn't going to keep an expensive labour force and equipment on site forever, when they are not generating any return. Once the builder has vacated the site and a replacement builder has taken over, it is practically impossible to regain the lost territory.

Can the owners do that? Does the builder just have to sit back and give up the fight? Well, no actually, quite the contrary.

You can't just end it

The first point is that the owners cannot just replace the original builder with a builder more to their liking, except in exceptional circumstances. That is because they have made a commitment, and that commitment is outlined in the building contract. It means that both parties are not only obliged to see the project through to the end, but they are also entitled to do so. You can only terminate a building contract where the other party has very seriously breached his obligations, unless you both agree to go your separate ways. If neither of those things happen then you are stuck with each other until completion, and if you don't honour that, then you will be liable for damages.

But even if the contract has been validly terminated, that does not mean that the owners can get a substitute builder to rectify real or imagined defects and then recover the cost from the original builder. Certainly they can get a substitute builder to finish off the project if it hasn't been completed, but finishing off (which the owners pay for) is different from rectifying defects (where the owners hope to recover the expense from the original builder).

What the cases tell us

There is not much case law on this topic in New Zealand, but there is plenty in Australia and the UK. What the cases tell us, is that the owners cannot deliberately make it more expensive for the original builder to compensate them for his shortcomings, than it would have been otherwise. This is sometimes known as the "duty to mitigate your

losses" although strictly it is not a duty to keep the remedial cost down, so much as it is a prohibition against recovering unnecessary or excessive damages.

These cases make it clear that, faced with a choice of getting the original builder to rectify his defects, and getting a substitute builder to do it, the owners normally have to give the original builder a reasonable opportunity to do so. That is so whether the building project is still ongoing or was completed long ago. The reason for that is that it costs the original builder far less if he does the work, particularly if the defects are attributable to his suppliers or subcontractors, and they are prepared to rectify them at no cost to the builder. That was the situation in one British case, where the owners attempted to recover the substitute builder's charges from the original builder, and even though the defects that had been rectified were genuine, the owners were awarded nothing because that is what it would have cost the original builder to fix them.

Exceptions to the rule

There are only a couple of exceptions to this rule. One is if the builder has abandoned the project and has shown that he has no intention of coming back. The builder only has prior rights to rectify his defects if he is ready, willing and able to do so. Secondly, the owners may be justified in refusing to have the original builder back, if it is reasonable for them to do so. For example, if he is so incompetent that he simply doesn't possess the skills to do the job properly. Or if the defects are genuine but he makes excuse after excuse for not attending to the work. Or if he has a track record of abusive or dishonest behaviour and they have good reason to fear for their safety or for the security of their property.

However, these are not justifications to be used lightly, because the threshold is very high and the owners only get to find out that they can't recover the cost of the substitute builder, once the ruling comes out and they have spent the money. In situations where the original builder can show that he is licensed or trade qualified, he has had a series of successful building projects for satisfied customers, and he is ready, willing and able to rectify genuine defects, it would be a very risky gamble for the owners to deny him that opportunity.

By Geoff Hardy

Auckland Commercial Lawyer



Geoff Hardy has 42 years' experience as a commercial lawyer and heads up the construction law team at the Auckland firm "Martelli McKegg". He guarantees personal attention to new clients at competitive rates. His phone number is (09) 379 0700, fax (09) 309 4112, and e-mail geoff@martellimckegg.co.nz. This article is not intended to be relied upon as legal advice.

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Builders looking for a low admin, cost-effective new home solution, can quickly construct and finish EasyBuild House Packs ready for on-sell or a solid investment.

Robust, quality homes using a proven system

Using only products that are tried, tested and trusted in the NZ market, the finished result is a high quality, robust home that provides a low-cost solution for new houses, infill housing, social housing, baches and more. EasyBuild House Packs have been designed with NZ conditions in mind including coastal regions, very high wind zones and earthquake prone areas. Every house pack comes complete with a rigid air barrier, drained cavity and roof ventilation.

The original BRANZ approved concept was produced by industry stalwart Dennis Ryan in the 1970s, who built hundreds of these houses across New Zealand and Australia. Today EasyBuild House Packs has been rejuvenated by building industry veterans Luke Ryan and Mike Fox, who have modernised the designs, building process and products, and worked to streamline the EasyBuild system for both builders and customers.

EasyBuild House Packs Director Mike Fox says, "We're excited to be bringing a quality new product to the NZ housing market, building on years of industry knowledge, creating new opportunities for builders and ultimately giving more New Zealanders access to quality affordable homes."

Working closely with MBIE, EasyBuild House Packs have gained National MultiProof Approval on all



A two-bedroom Carlton design.



A three-bedroom Coromandel design.



A four-bedroom Windsor design.

their designs, making seeking and receiving consent from local authorities twice as fast and half the cost. Combined with a smooth manufacturing and delivery process, this means that house packs can be on site, consent received and the build underway in as little as one month from being ordered.

EasyBuild House Packs available at ITM

EasyBuild House Packs are available nationwide at participating ITM stores. Former ITM CEO Scott Duncan says, "It's great to be involved with this innovative new housing product, and what we think is a much needed solution that will fill the current affordable housing gap in New Zealand's housing supply."

Partially pre-constructed and delivered to site

Pre-constructed in a Masterton based factory, EasyBuild House Packs' structural components are delivered to sites nationwide in shipping containers, with all components cut to length, all windows and external doors pre-installed and detailed set-out

plans provided, along with a Step-by-Step instruction guide. A range of one to four bedroom designs are available, as well as a community hall design.

The balance of materials to finish the house are delivered direct to site from the local ITM store, including cladding, interior linings, kitchen, plumbing fittings and appliances.

Big benefits for builders

The low administration effort required for builders along with the ease and speed of build is a key benefit, as all take-offs, ordering and delivery are taken care of. Additional benefits for builders include increased volume of jobs meaning output can be doubled, reduced work and waiting times for consent, ability to free up your skilled workforce by using semi-skilled labour due to the unique construction method, and ultimately the ability to

provide high quality, low cost housing to customers from a trusted brand name.

Opportunities currently exist for motivated builders interested in becoming an EasyBuild Preferred Builder. Preferred Builders will be provided with training, business support, local marketing support, local leads and more. Interested parties can call 0800 2 EASYBUILD or email support@easybuild.co.nz

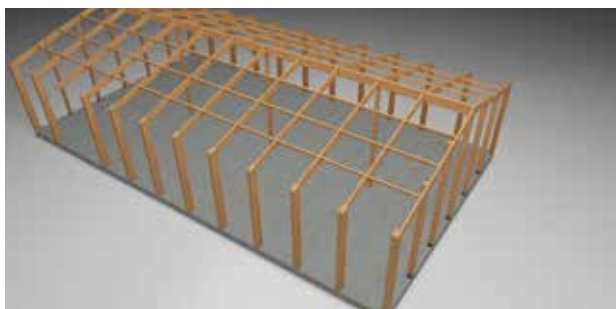
EasyBuild show home

You can visit the EasyBuild show home at 9 Fraser Street, Masterton, or find out more about EasyBuild House Packs at www.easybuild.co.nz



EasyBuild's Unique Construction Method

EasyBuild House Packs do not follow 3604 construction, but instead use a simple and unique building system.



Portal frames are constructed

Frame posts, ridge posts and rafters form the timber portal framing.



Exterior panels are installed

Pre-finished exterior panels including pre-installed windows and exterior doors, and insulation are fitted between the portal framing.



The enclosed structure, ready for roofing and finishings

Ceiling sheets and roof framing complete the enclosed structure, ready for roofing and finishings. This stage can be reached within one week.



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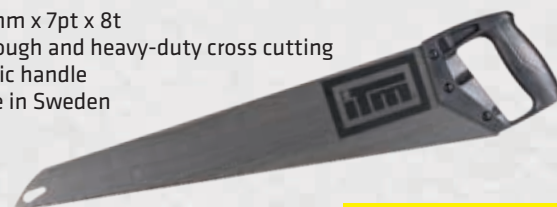
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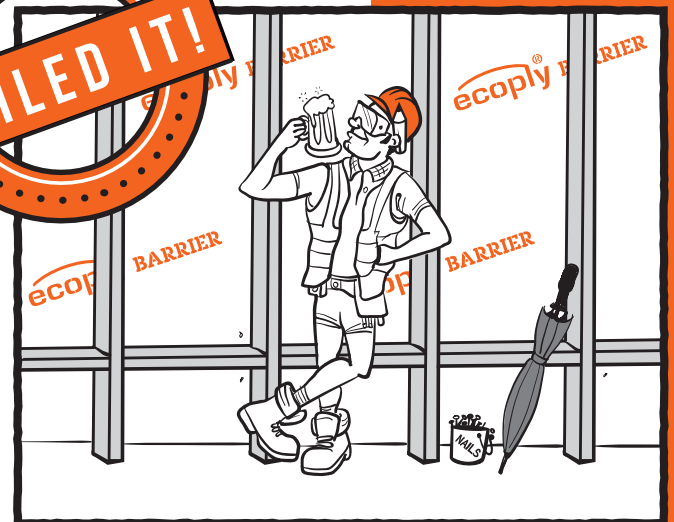
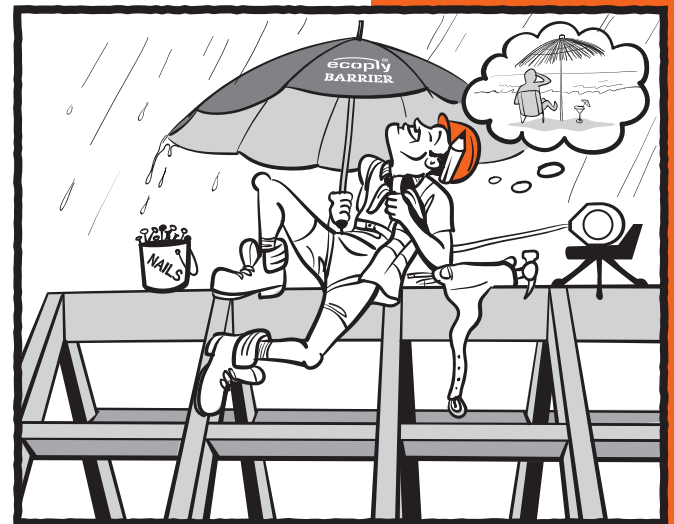
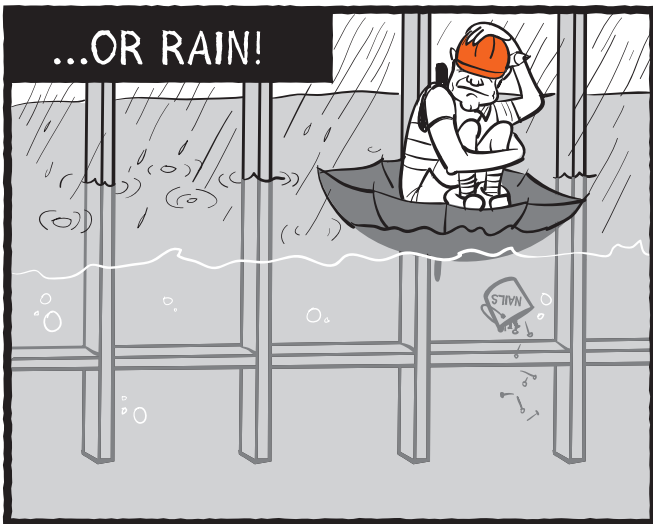
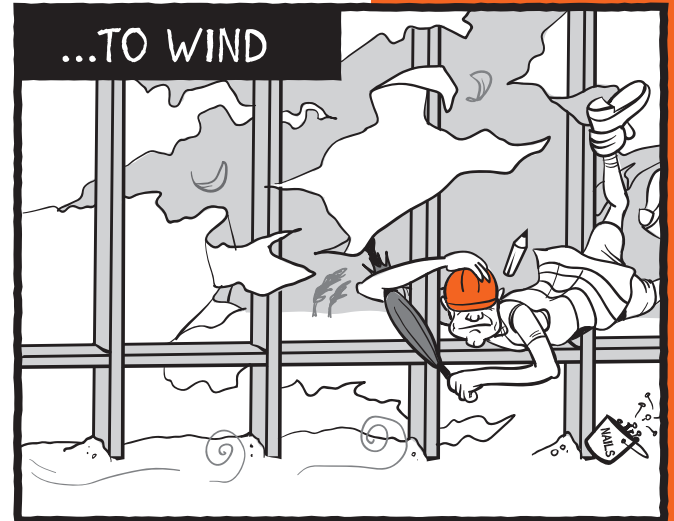
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Easy ways to work smarter with your smartphone

As technology snowballs, builders are discovering there's a whole new range of tools to help get things done on the job with just the tap of a finger. Here are a few tips to help you unlock the potential of your digital toolbox.

Video calls



"This was supposed to go together like this, but it won't fit because of that?"

How often do you get a problem that's holding you up and the boss isn't there to advise what to do? So call him and show him the issue in detail on video in real-time using your phone or tablet.

The same thing applies when talking to suppliers or specialists. It's much easier to show them what you're talking about.

The most common apps are **Facetime, Google Hangouts, Skype, Viber, Tango, ooVoo.**

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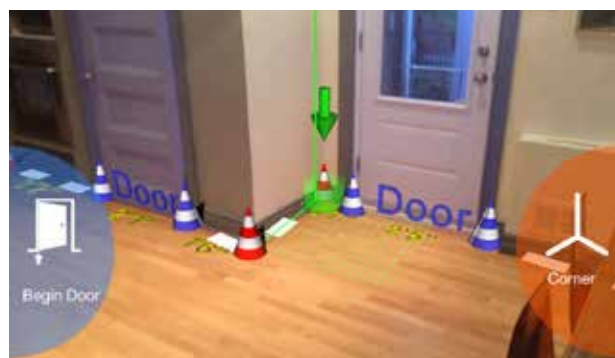
A handy back-up when you're in tight spaces.



Making digital plans

There are several measuring apps available online free (or for a small cost) to help with making plans.

MagicPlan uses your device's camera allowing you to measure rooms and create a floorplan you can carry in your pocket. You can also create 3D views.



Smart Measure lets you measure the distance and height of an object using the phone's camera and accelerometer to triangulate the distance or height of an object.

Photo Measures uses your phone's camera to measure spaces and mark them on photos you take, along with relevant notes.

Track your jobs online

LockNLoad is a web-based management system that turns your mobile phone or tablet into a multi-purpose recorder.

It allows you to capture and log important information about the job you're working on,

and keep accurate records of every stage of construction.

This information includes photos and video of work in progress, health and safety checklists, timesheets and staff training records.

Let your talking do the typing

The hardest work in building is all the writing you have to do, and let's face it, most builders might be handy on the tools, but we're all fingers and thumbs when it comes to a keyboard.

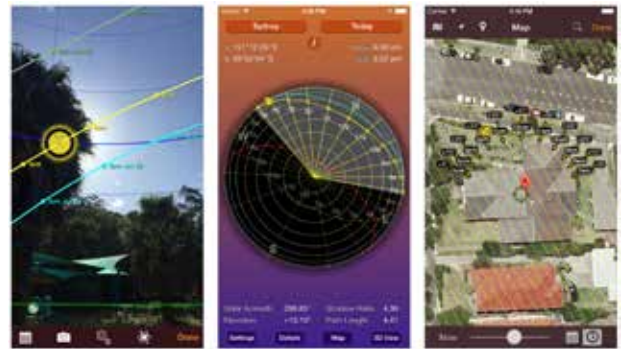
Voice recognition technology has come along in leaps and bounds, and it is very easy now to talk into your phone and have it generate a written copy of what you've said.

It's a much faster way of getting your ideas on paper and of course you can easily change around a few words once it's in text form.

For iPhone/iPad, try **voice texting pro** on iTunes or **speech to text** on Google Play.

Follow the sun

Working with GPS and your phone's camera, **Sun Seeker** by ozPDA allows you to track the path of the sun at any given location at any time. Really handy when you're checking out a site and getting a feel for where the sun will be throughout the seasons.



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