

An update from within CoveKinloch and from our wider industry

Review of the Unit Titles Act 1972 – Update

The draft Unit Titles Bill had its first reading in Parliament on 5th March 2009.

The Bill has now been referred to the Social Services Select Committee for consideration. The Select Committee are calling for public submissions on the provisions contained in the Bill. Submissions close on 24th April 2009.

After Select Committee consideration and a report to Parliament, which can take up to six months, the Bill must pass through a second reading, the Committee of the Whole House, a third reading and then gain Royal Assent before passing into law. For further info, refer to www.dbh.govt.nz/unit-titles-review.

Sinking Fund Analysis Reports

The requirement for most body corporates to have completed and to use a long term maintenance plan should be passed into law later this year. Many are using such plans now to good effect assisting with the setting of levies for sinking fund contributions to ensure a complex is adequately maintained.

A sinking fund analysis report will typically involve an inspection of the facility, its exterior, all common areas and all common services and equipment. Building, Electrical, Plumbing & Drainage, HVAC, Landscaping and Security are the key elements covered by such an analysis.

From the reports CoveKinloch has completed to date an accurate database of information relating to sinking fund contributions per unit per year is being formulated. Ted Armitage or Mark Hill can help with any enquiry you may have in this regard.

Jim Morrison 10 years of Architectural Service



Ken Moynihan, Ted Armitage, Jim Morrison, Peter Bamford

Jim Morrison recently celebrated his 10th year anniversary with CoveKinloch. Jim is a registered architect and began his career with Structon Group before successful periods with Hewson Morrison and Morrison Group Architecture where he received awards for The Ferry Building restoration and for the extension of the Waikato Museum for Exscite and Hamilton City Council.

His work with CoveKinloch and his collective experience has resulted in Jim becoming a highly respected weathertightness remediation specialist. He is currently leading teams in the critical design option phase ensuring problems are resolved and value added to properties under our company's remediation management. Jim is also highly sought after as an expert witness for weathertightness judicial hearings.

Jim was presented with travel vouchers by directors Peter Bamford and Ken Moynihan which will assist him and his wife Helen to travel to Australia and enjoy a rail journey later this year.

12A Court Decision Impacts on Compliance Regimes

As managers of the building compliance process of nearly 2000 buildings, CoveKinloch has noticed a more risk averse approach being taken by those companies issuing 12A certificates. This is particularly so with those issuing fire systems related 12A certificates.

A key reason contributing to this sea change is the recent fines of \$52,000 plus costs imposed upon a fire and security company and its director, under the Building Act 2004.

Auckland City Council pursued the IQP service contractor and its director on the grounds it was 'party to the use of a building for a use for which it was not safe'. Fire alarm systems throughout the building were not integrated and should have been. The fire systems service contractor had simply issued a 12A certificate in parallel to trying to get the building owner to upgrade. The defendants knew that their 12A Certificates were needed for a building warrant of fitness to be issued thus enabling the building owners business to avoid being closed down.

Judge FWM McElreia found the defendants culpability was high. He found the director who signed the 12A Certificate equally responsible with the company.

Anyone wishing a copy of the full notes from the Judge on sentencing can access them by emailing peter.bamford@covekinloch.co.nz or call DDI 09 520 9592

If you wish to receive this or later newsletters electronically then please email reception@covekinloch.co.nz

<p>AUCKLAND Level 3, 25 Broadway Newmarket</p> <p>Ted Armitage: 09 522 4416</p>	<p>HAMILTON Level 3, 169 London St Hamilton City</p> <p>Johnny Aitken: 07 839 6127</p>	<p>WELLINGTON Level 3, Harbour City Centre 29 Brandon St</p> <p>Ian Diamond: 04 473 3001</p>
--	---	---

New Zealand Post 

CoveKinloch has recently completed due diligence surveys of NZ Post retail buildings prior to them being taken to the market for sale by Colliers International. The reports on the seven buildings were commissioned by NZ Post themselves and will be provided to potential purchasers to facilitate the sale process. The reports covered the building and services elements of each facility.

The properties are all in prime, high profile locations and come with NZ Post tenancies on new nine year leases.

Energy Audit for LynnMall Shopping Centre, New Lynn

CoveKinloch recently undertook a comprehensive energy audit on behalf of AMP Capital Shopping Centres Ltd at the LynnMall Shopping Centre.

The premises are a major retail shopping complex constructed in 1963 and now boasts an overall retail space in excess of 30,000 m².


CoveKinloch was engaged to carry out a full energy audit which included a full site inspection of all plant and equipment, analysis of energy tariffs and charges (both gas and electricity) and to investigate possible energy saving opportunities. The audit was undertaken as a Level 2 standard as per AS / NZS 3598:2000 'Energy Audits'.

The audit, carried out by CoveKinloch's Mark Hill, produced a number of energy saving opportunities many of which require no capital expense. Items covered in the report were; reduction of pelmet lighting, reduction in running costs for hot water cylinders, adjustments to boiler timings, replacing halogen downlights and rationalisation of the existing plant and systems.

The final report included detailed analytical data relating to historic energy usage and energy tariffs both for electricity and gas consumption. In addition, the report established the energy use index for the site, load profiling of energy consumption and a 'service by service' study of energy use relating to items such as air conditioning plant, cooling towers, general lighting and hot water services.

Wellington Office

Following on from the success of creating an office in Hamilton, CoveKinloch has recently begun operating in Wellington. The move gives CoveKinloch the ability to provide clients with an improved integrated national service. Our new office is based in the central city. For any queries in the Wellington region, contact Ian Diamond on 04 473 3001 or Peter Bamford.

 **Royal Institute of Chartered Surveyors**

CoveKinloch employs two RICS qualified building surveyors both with degrees in building surveying. Andy Templeman working from our Auckland office is involved with a range of weathertightness remediation projects while Barry McDermott has recently joined our Waikato office and is working closely with Johnny Aitken across a range of remediation projects and building surveys.

RICS is becoming an increasingly recognised and respected qualification within New Zealand with new members joining RICS Oceania. For further information, visit www.rics.org.au

WHRS Statistics update

As at 31 March 2009, the Department has received 5,717 claims lodged for 6,405 properties and completed assessments for 6,238 properties.

20% of the total claims are resolved, 44% are closed and 35% are active. The reality is that the majority of the problems on site are either in the process of, or have not yet commenced the remediation process.

For further and more detailed info go to www.dbh.govt.nz/whrs-claim.

Approved Evacuation Schemes Which Buildings?

We are often asked by building owners and managers if a particular building requires an approved evacuation scheme. The New Zealand Fire Service website has a very simple and quick question and answer process posted on their website. Go to <http://evaonline.fire.org.nz>.

Several of the CoveKinloch Building Compliance staff are very experienced in the preparation of evacuation schemes and obtaining the required approvals from the NZFS. Laura Williams and Kath Atkins in our Auckland and Hamilton offices respectively, can be contacted if you require assistance respectively on 09 520 9599 or 07 839 6127.

- Congratulations to:**
- Nick Batchelor for passing his NZIBS entrance examinations and becoming a Registered Building Surveyor and Certified Weathertightness Inspector.
 - Laura Williams for attaining accreditation with the New Zealand Fire Protection Association to prepare level 1 Building Evacuation Schemes.
 - Peter Bamford and his wife Katrina for becoming parents to Charlotte (Charlie) now 6 months.