



**charity** HOUSE  
*project*

**TOI-OHOMAI**

Institute of Technology

# WHERE DREAMS ARE BUILT

Rotorua Westpac  
Business Excellence  
Awards 2017







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# EXECUTIVE SUMMARY

The Charity House Project was introduced in 2013 to develop closer relationships between then-Waiariki Institute of Technology and key external stakeholders. The decision to build one Charity House per year for five years and to distribute the auction profits to local charities was announced at the Rotorua Chamber of Commerce Business After Five function in October 2012.

It was agreed that the Rotary Club of Rotorua Sunrise Charitable Trust would become the designated charitable trust for the distribution of proceeds because they are a service organisation who know the needs of the Rotorua community.

Waiariki's Marketing Manager Sue Gunn, and the director of the School of Trade Training Kevin Uncles were tasked to obtain sponsorship for the project. This was forthcoming and 27 local businesses agreed to donate time, expertise and products to support this community initiative.

The Charity House Project is an integral part of Toi Ohomai Institute of Technology's ethos – providing students with hands-on learning opportunities while benefiting Rotorua's wider community.

Building a house from start to finish is part of the student learning for those studying the following programmes:

- New Zealand Certificate in Construction Trade Skills (Level 3), strand in Carpentry
- New Zealand Certificate in Electrical Engineering Theory (Level 3)
- Bachelor of Creative Technologies

The theory and hands-on work the students gain ensures they have relevant, up-to-date skills to contribute to the New Zealand workforce and the local community.

## **The vision from initial Charity House Project discussions was to:**

- Provide full-time pre-employment students with a realistic, commercially compliant residential building project
- Demonstrate and publicise the quality of the education students receive at their local

tertiary provider

- Distribute the proceeds from the sale of the Charity House back to the local Rotorua community that had supported Waiariki Institute of Technology/Toi Ohomai over the past 30 years
- Embed sustainability and leading-edge technology into a transportable home
- Produce a thermally efficient, well insulated and healthy residential dwelling
- Construct a high quality family home that was exceptionally good value for money
- Provide a means of undertaking research into:
  - the thermal insulation properties of a residential dwelling; and
  - the percentage of product wastage and amount of landfill produced from the construction of a three-bedroom residential dwelling

All have been achieved with the exception of the percentage of product wastage and amount of landfill produced from the construction of a three-bedroom residential dwelling.

## **Achievements we are proud of include:**

The Charity House Project is unique to tertiary education in the North Island of New Zealand. We are doing something quite special here with:

- Exceptional hands-on learning for our students
- Working closely with external stakeholders: construction, tradespeople, industry suppliers and the media
- Giving back to the community through the proceeds generated by the auction of the house
- Research and testing of new products to improve homes and create healthy living environments in our community

The innovation of this year's build has increased significantly to incorporate an airtight internal vapour control envelope combined with a heat recovery ventilation system and heat pump hot water heating technology – meaning that this year's house will be a super energy efficient, dry, warm, healthy home and at an affordable price for the eventual purchaser.



Health and safety is at the forefront of the Charity House Project, with all students being required to complete Site Safe training. Drug testing is compulsory for all students in the trades. The Charity House leadership team believes drug testing greatly enhances our reputation as being serious about the employability aspirations for our students and our ability to create work-ready graduates. Feedback from industry has been exceptionally positive and they are pleased the institute has taken this stand.

Students have gained employment, apprenticeships and internships from partners in the project and industry.

So far, a total of 36 local charities have benefited from the \$104,517 total proceeds generated from the four Charity House auctions between 2013 and 2016.

Toi Ohomai Institute of Technology was formed on 1 May 2016 as the result of a merger of Bay of Plenty Polytechnic and Waiariki Institute of Technology. The core purpose of the new institution and its strategic intent for the period 2017 – 2020 is:

Purpose: Partnering with iwi, industry and communities to deliver innovative education.  
Our Vision: Empowered people and their communities.  
Toi Ohomai will be future-focused but grounded in the present reality.

We believe the Charity House Project fits this strategic intent perfectly through our industry and community partnerships; being learner-centred; innovative and supportive of research and new product development; and being a sustainable and socially responsible organisation within the community.







# VISION, LEADERSHIP AND GOVERNANCE

# VISION, LEADERSHIP AND GOVERNANCE

## THE CHARITY HOUSE LEADERSHIP, SUPPORT AND PROJECT MANAGEMENT STRUCTURE

The Charity House Project was introduced in 2013 to develop closer relationships between then-Waiariki Institute of Technology and key external stakeholders.

Approval from the chief executive and the senior management team to proceed with the Charity House was received in September 2012. It was agreed that this community project would be for a trial period of five years.

The decision to build a Charity House and to distribute the profits to local charities was announced at the Rotorua Chamber of Commerce Business After Five (BA5) function in October 2012.

Waiariki's marketing manager and the director of the School of Trade Training were tasked to obtain sponsorship for the project. This was forthcoming and 27 local business agreed to donate time, expertise and products to support this community initiative.

It was agreed that the carpentry section manager would project manage the construction process and that staff from the institute's carpentry and electrical departments would supervise the building and electrical fit out requirements.

Full-time carpentry and electrical students were interviewed and selected on the commitment they had demonstrated to their studies, their skill levels, and their attendance over an eight-week period prior to the commencement date of the project.

The creative arts and design department was keen to have their interior design students involved in the project to select the colour palettes for interior and exterior finishes, floor coverings, and to run a kitchen design competition that would be installed into the Charity House.

## THE CHARITY HOUSE VISION

The vision from initial Charity House Project discussions was to:

- Provide full-time pre-employment students with a realistic, commercially compliant residential building project
- To demonstrate and publicise the quality of the education students receive at their local tertiary provider
- To distribute the proceeds from the sale of the Charity House back to the local Rotorua community that had supported Waiariki Institute of Technology/Toi Ohomai over the past 30 years
- To embed sustainability and leading-edge technology into a transportable home
- To produce a thermally efficient, well insulated and healthy residential dwelling
- To construct a high quality family home that was exceptionally good value for money
- To provide a means of doing research into:
  - The thermal insulation properties of a residential dwelling
  - The percentage of product wastage and amount of landfill produced from the construction of a three-bedroom residential dwelling





## HOW THIS VISION IS COMMUNICATED THROUGHOUT THE CHARITY HOUSE PROJECT

Toi Ohomai staff are engaged from the initial design and planning stage through to auction day.

Toi Ohomai senior leadership team are well briefed and support the Charity House Project.

Progress reports are communicated to key stakeholders on a regular basis.

Newspaper articles appear regularly in the Rotorua Daily Post, partners in the project.

Radio interviews with staff and students are aired throughout the build on MoreFM, partners in the project.

Student profiles are published in newspapers, magazines and on social media; parents, whānau and students attend Charity House functions throughout the year.

Partners/stakeholders attend Charity House breakfasts, roof shout and receive regular updates via the e-newsletter 'On the Level'.

The Rotary Club of Rotorua Sunrise communicates the build progress at their meetings and on their website; Toi Ohomai Charity House staff are invited to meetings to provide updates, and students are invited to talk about their personal experiences on working on the Charity House Project; and Sunrise Rotary is responsible for the distribution the proceeds from the sale of the Charity House.





Rotary  
Kotonia Sunrise

2017 CHARITY HOUSE  
PARTNERS

- BNZ • CABINET COURT ROTORUA • BIRD
- WALLBOARDS LTD • NEPBURO ELECTRI
- HUME • KNAUF INSULATION • LE
- DESIGNS & JOINERY • JOHN CH
- CABIN LIGHTING DIRECT • MIA
- LTD • MICHELANGELO
- ROTORUA • MEGA ROTORUA
- MITRE INTERNATIONAL CONTRACTORS LTD
- INT • PROFESSIONALS MO
- NT • PROFFERS INDUST
- WHITE LTD • RED THE TIMBER
- ROTORUA COMPANY OF COMMER
- DAILY POST NZ • ROTORUA CA
- SCAFFOLDING NZ LTD • TELER
- LEWIS PLUMBING COMPANY
- WINDOWS & ROOFS YELLOW P

BNZ  
WAL  
HUM  
DESI  
CABI  
LTD  
ROTO  
MITRE



# CUSTOMER FOCUS

## CUSTOMERS OF THE CHARITY HOUSE PROJECT

# STUDENTS



Jesse Page  
Charity House Project Carpenter

## Hands on, and community focused

Jesse Page wanted a hands-on career. Before he enrolled as a student at Waiariki Bay of Plenty Polytechnic (WBoPP), he'd tried his hand at engineering but found it wasn't quite his thing. He'd enjoyed the construction class he took at school so decided to give the carpentry programme a go.

Jesse is full of praise for his tutors and the way they teach. "The best thing is the tutors. I'm enjoying the people and the knowledge we're given and I like that the course is practical and hands on."

He is getting a lot out of working on the Charity House and getting some real-world experience to back up the classwork. "I've loved doing the whole thing – it's awesome seeing it, coming from nothing to where it is at the moment, and it's good because we are giving back to the community."

The annual Charity House Project, which began in 2013, is a collaboration between WBoPP, Rotary Club of Rotorua Sunrise Charitable Trust, Rotorua Lakes Council, Rotorua Chamber of Commerce and the business community, with support from local building suppliers, tradesmen and professionals. One house per year is built by carpentry, electrical and interior design students who benefit from the hands-on learning experience as they work on the project from start to finish.

The house is auctioned in November. The project also provides a great foot in the door to the building, construction, electrical and design industries.

Jesse hopes to get an apprenticeship so he can carry on his new trade. Meanwhile he is adding to his knowledge by working at Mitre10 Mega as well as learning more about timber and building products.



Egenia Aucamp  
Charity House Project Interior Designer

## Obsession turning to profession

New Zealand Diploma in Arts and Design (Level 5) student Egenia Aucamp wants to bring together her love of textiles and soft furnishings, and skills in crafting and upholstery to stamp her mark on the creative industry.

"Interior design has been a passion all my life. I'm actually obsessed with it," she says. It's a complete career change for the English teacher who is looking at gaining experience when she finishes the Waiariki Bay of Plenty Polytechnic programme which includes an interior design course.

"To start your own business is an option but I think I'd rather gather experience designing for a company, like a housing company and be involved in the design. I'd like to focus on interiors because everything is drawn together, and you get to work with people and meet the needs of clients and help them use the space better."

Being involved in the Charity House Project and winning the kitchen design challenge that will be installed in the house, has been a rewarding experience, Egenia says. "We've learnt so much. It's a wonderful project to be a part of and be involved in, and something that benefits the broader community. It's amazing to see students contribute to it, making it more real."

The Charity House Project, which began in 2013, is a partnership between Waiariki Bay of Plenty Polytechnic, Rotary Club of Rotorua Sunrise Charitable Trust, Rotorua Lakes Council, Rotorua Chamber of Commerce and the business community. One house per year is built by Waiariki Bay of Plenty Polytechnic carpentry, electrical and interior design students. Local building suppliers, tradesmen and professionals contribute much of the materials needed for the build, and their expertise.

The house will be auctioned off later this year with the proceeds going to local charities.



Steffie-Anne George  
Charity House Project Electrician

## Future sparky helping the community

Inspired by her grandfather, Steffie-Anne George has been interested in the electrical trade since she was seven years old.

"I've virtually grown up with it – my grandfather was an electrician," she says. She is fascinated with how things work and "likes fiddling with electrical stuff".

Steffie hasn't looked back since she made the decision to enrol on the Certificate in Electrical and Related Trades (Pre-Employment) at Waiariki Bay of Plenty Polytechnic (WBoPP). The programme is helping her understand the trade even more, especially her involvement with the Charity House Project.

"I'm absolutely loving the Charity House. It's the hands-on part I love, and being able to interact and communicate with the other students and having that team work."

The Charity House Project began in 2013 through collaboration between WBoPP, Rotary Rotorua Sunrise Charitable Trust, Rotorua Lakes Council, Rotorua Chamber of Commerce and the business community, with support from local building suppliers, tradesmen and professionals. The house will be auctioned later this year to raise funds for local charities.

Carpentry, electrical and interior design students benefit from the practical learning experience that provides an understanding of residential dwellings and can offer a foot in the door to the building, construction, electrical and design industries.

Steffie says she wants to work with a big company and her dream job would be working at Kinleith Mill or one of Fonterra's factories. She wants to prove that women are just as hardworking and dedicated as men and that both can be accepted and respected in the workplace.

## CUSTOMERS OF THE CHARITY HOUSE PROJECT

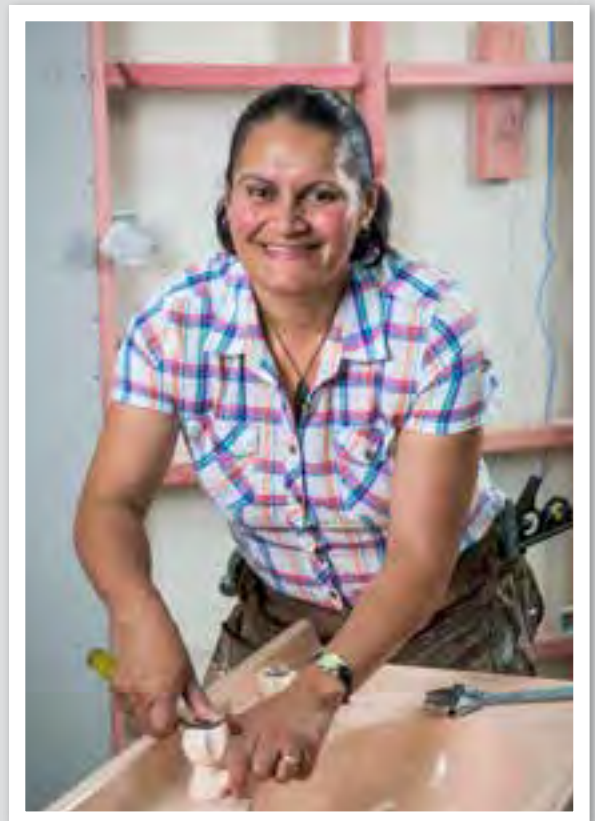
# PARTNERS

- Partners are members of the design team that meets pre-construction to make design decisions for the following year's build, and post-construction to analyse the previous year's build to make improvements, consider new and innovative products, building technology and upskilling of the students.
- We manage and develop customer relationships with our partners through frequent face-to-face meetings and visits by members of the leadership team, through negotiations on products and services for the build, e-newsletters, and on-site functions with students and staff, and with the charities.
- Our partners are like family, they want to do the best for the students' learning and success; they negotiate with their suppliers to get the best products and prices; they promote their involvement in the project as they see it as socially responsible for students and the community.
- Changes we have implemented from their feedback has been substantial around the house design, innovation of products, energy efficiencies and introducing new partners.
- Customer satisfaction from our partners' perspectives can be measured by the commitment and loyalty we have from the original partners in the project and the requests we receive from other industry stakeholders wishing to be involved in the project. For example we have several new partners in 2017 including:
  - Leishman Electrical Ltd
  - Knauf Insulation
  - Pro Clima NZ Ltd
  - Red Stag Timber Ltd
  - Scaffolding NZ Ltd
- The partners have opened their doors for our students by providing students with jobs, apprenticeships and internships.

See page 25 for a list of the latest Charity House partners

“ I really like being associated with the Charity House Project because it's good for training our future tradespeople and giving back to the community through the auction proceeds. It's a win-win for us and the community, and when I get approached from various sports teams and community groups for sponsorship I can proudly say I support the Toi Ohomai Charity House Project and the charities they allocate funds to. ”

John Lewis,  
Lewis Plumbing Company



# CUSTOMER FOCUS

## CUSTOMERS OF THE CHARITY HOUSE PROJECT

### PURCHASERS

- We provide services and advice post house removal.
- Partner BNZ provides mortgage facilities and advice to purchasers.
- Partner Opus International Consultants Ltd provides geotechnical engineering services to purchasers with a \$500 voucher.
- Partners Hepburn Electrical Ltd and Lewis Plumbing Company Ltd provide advice and services to the purchasers once the house is sited, e.g., Marley New Zealand provides the guttering and drainpipes, and the hot water system is installed.
- With the 2015 and 2016 purchasers, we have interviewed and taken photos of them for marketing purposes.
- They are invited to functions at the build site.
- They receive e-newsletters.





2015 CHARITY HOUSE OWNER,  
MAYA NOBLE SHOWS US HER HOME



# CUSTOMER FOCUS

## CUSTOMERS OF THE CHARITY HOUSE PROJECT

### COMMUNITY AND CHARITIES

- Charities are able to apply for the Charity House auction proceeds each year via the Rotary Club of Rotorua Sunrise Charitable Trust (the designated charitable trust). This is advertised by Toi Ohomai, Sunrise Rotary and the media partners during the sale and auction period, and again when the funds are released by Toi Ohomai to Sunrise Rotary.
- The customer relationships between Toi Ohomai, Sunrise Rotary and the charities are managed by the marketing and communications manager and the distribution committee during the application process. Calls from charities are fielded throughout the year and they are advised of the timeframes for the build and when the funds will be available to apply for.
- Many charities are offered assistance in completing their application forms, acknowledging that most are run by volunteers.
- All applications are reviewed and assessed, charities are advised whether they have been granted funds or not, and those that are successful are invited to attend the proceeds function to receive their cheques. Each organisation is given the opportunity to speak and tell us about their charity and what the funds will be used for.

*For feedback and comments from local charities please refer to page 55*







# CUSTOMER FOCUS

## CUSTOMERS OF THE CHARITY HOUSE PROJECT

# SUPPORTERS





**Todd McClay**

Member of Parliament for Rotorua

24 September 2012

Mrs S Guin  
Marketing Manager  
Waiakei Institute of Technology  
Private Bag 3028  
Rotorua 3046

Dear Sue

I would like to take this opportunity to provide my support for the Charity House project. This is an innovative collaboration between the Waikitei Institute of Technology, the Rotorua Chamber of Commerce, the Rotary Club of Rotorua Sunrise Charitable trust, the Rotorua District Council and the business community.

The concept is to build a house from start to finish with the completed house being auctioned off and proceeds being donated to local charities. This project will provide students with the unique experience of working on an actual site, whilst gaining new skills and knowledge.

The people of Rotorua will benefit from a strengthening the local economy by up skilling our workforce and providing employment pathways from education to industry.

I think this is a fabulous idea and as such I will be talking to the Minister of Housing to discuss the waiving of the Government Levies.

Kind regards

Todd McClay  
MP for Rotorua

Authorised by Todd McClay MP, 1241 Arohiko Street, Rotorua

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# QUALITY AND SYSTEMS



# QUALITY AND SYSTEMS

Charity House Project is headed up by a team of professionals from within Toi Ohomai and members from local industry including key subcontractors and the architect for the project.

This team meets pre-construction to make design decisions for the future build and post-construction to analyse the project and make improvements and suggestions for the next house to ensure that each year the house progresses and quality remains high.

The confirmed project design is then submitted to Rotorua Lakes Council to make sure the build meets building code requirements and, once processed through the council's rigorous system checks, a building consent is issued. Within the building consent exists a schedule of building inspections required to ensure building code standards are met. These building inspections are carried out at the appropriate stages throughout the build by the council's building inspectors. Every Charity House build receives a code of compliance certificate before it is moved off site by its new owner.

The build team then takes over, headed up by our programme manager who is a licensed building practitioner (LBP) who works closely with our tutoring staff who are also LBPs. Quality processes are conducted by weekly team meetings and regular site inspections to ensure the standard of workmanship remains high and meets building code requirements.

Health and safety is a large part of maintaining quality standards on site so our building site is run like a commercial building site with daily tool box meetings, hazard boards and signage, and full site fencing to prevent external entry and maintain efficiencies on site. Certified scaffold systems are used and students are fully supervised and required to wear all appropriate personal protective equipment while on site to ensure that the job is completed safely and to a high standard.

Entry to our site by non-approved persons is prohibited so all site visits are by prior arrangement, whereby a site visit register is completed. The strict adherence to this

policy ensures that safety standards are maintained and the students and visitors take the responsibility for safety on site which contributes to the quality of the experience for all concerned as well as for the project.

All subcontract work is completed by trusted local subcontractors who have a long history with the tutorial staff and programme manager. This ensures the quality of their work continues to meet the expectations of staff and maintains the quality expectations for the project.

The overarching goal of the Charity House Project is to build a house that exceeds New Zealand building code requirements and is healthy, affordable and of high quality. The process outlined above ensures that we meet or exceed our goal every year.









# PEOPLE MANAGEMENT



# PEOPLE MANAGEMENT

The organisational structure of the Charity House Project is based on a team of staff that have the right skills, knowledge, abilities and passion to effectively lead and drive the project.

## CHARITY HOUSE LEADERSHIP TEAM



**Kevin Uncles**  
Dean of Faculty of Applied  
Technology and Primary  
Industries



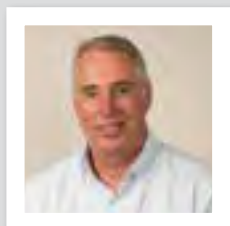
**Mike Fogarty**  
Head of Carpentry and  
Electrical (retired in  
2015)



**Sue Gunn**  
Head of Marketing and  
Communications



**AJ Smith**  
Programme area lead  
Carpentry and Electrical



**John Kelly**  
Head of Engineering  
Technologies and  
Construction

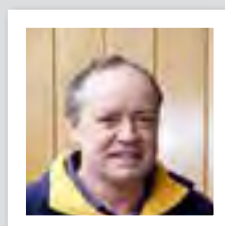


**Joanne Donovan**  
Academic area lead  
Creative Technologies

## TEACHING STAFF



**Ray Ellis**  
Carpentry tutor



**Terry Oldham**  
Electrical tutor



**Tony Perks**  
Carpentry tutor



**Luke Ashley**  
Carpentry tutor



**Kerry Roberts**  
Carpentry tutor



**Joanne Donovan**  
Academic area lead  
Creative Technologies



## DESIGN TEAM

- Charity House leadership team
- Partners in the project:
  - John Chittenden, architecture designer
  - Jon Lewis, Lewis Plumbing Company Ltd
  - Tony Feek, Hepburn Electrical Ltd
  - Mark Coulson, Mitre10 Mega Rotorua
  - Steve Lovegrove, Professionals McDowell Real Estate Ltd
  - Paul Ingram, Lee Brothers Cabinets & Joinery

## SUPPORT STAFF

The project is supported by many other staff from legal, finance, marketing and communications.

## DESIGNATED CHARITABLE TRUST

Rotary Club of Rotorua Sunrise Charitable Trust

This trust is the designated local charitable trust responsible for managing the distribution of funds raised through the auction process, for distributing to local charities.

Toi Ohomai and Rotary Club of Rotorua Sunrise Charitable Trust have a formal agreement in place through to 31 December 2022 to manage the distribution of funds.

The distribution committee is made up of:

- Helen Nathan, East Brewster Lawyers – Chair
- Don Gunn, Sandy Hall and the current club president of Rotary Club of Rotorua Sunrise
- Kevin Uncles, Toi Ohomai

## STAFF DEVELOPMENT

Staff are encouraged to look at new ideas and innovations in conjunction with our industry partners to keep the project relevant and edgy, and to demonstrate to students that the construction and design industries are constantly changing to meet the needs of the New Zealand homeowner.

New ideas are discussed and encouraged at our annual post-construction debrief meetings. This is informed by professional development opportunities being given to the construction and design teams.

Staff have attended various conferences, e.g., the South Pacific Passive House Conference, and BuildNZ Designex exhibitions. These present opportunities for staff to talk with industry leaders in these fields and gain new ideas, design principles and identify products that can be incorporated into the Charity House Project in future years.

Joanne Donovan, a member of the Charity House leadership team, is the academic area lead for creative technologies, and lectures on the interior design courses. She has recently been awarded a scholarship by AUT to undertake her PhD.

“My research is around the connections between technology and craft,” Joanne says. “When do we perceive something is ‘crafted’ in this age of technological achievement? I am interested in restorative practices, such as handcraft and slow design, in relation to anti consumerism.”

The innovation in the 2017 Charity House is a result of the knowledge we have gained through our research investigating healthy living environments and construction methods conducted on cabins located at the Rotorua Thermal Holiday Park. No doubt the 2018 Charity House will further benefit from the knowledge and experience gained by Joanne and other staff in the future.

The team believes that incentives are not required for us to do our jobs or to be inspired to work on the Charity House leadership team. Our satisfaction and joy comes from the students – seeing them learn new skills and experience success.

## 2017 CHARITY HOUSE PARTNERS

Partners in the Charity House are committed to this project through their generous support of products, services, labour and advice. We greatly appreciate their support and passion for the project.

### ARCHITECT AND DESIGN PARTNER

#### **John Chittenden Design**

Architect services, designs to meet building consent

### CONSTRUCTION PARTNERS

#### **Gib Winstone Wallboards Ltd**

Interior wall linings

#### **Hume Pine (NZ) Ltd**

Exterior cladding

#### **Knauf Insulation**

A far more eco-friendly and sustainable insulation product has been used in the house this year. This is the easiest and most cost effective way to reducing energy demand in a home.

#### **Pro Clima NZ Ltd**

High performance roof and wall underlays and the INTELLO

#### **Mitre 10 Mega Rotorua**

Construction materials, kitchen appliances

#### **Red Stag Timber Ltd**

Structural and non-structural timber

#### **Roofing Industries (Taupo) Ltd**

Roofing materials

#### **Vistalite Windows & Doors**

Smartfit aluminium windows and doors

### MEDIA PARTNERS

#### **Media Works MoreFM Rotorua**

Radio advertising

#### **NZME Rotorua Daily Post**

Newspaper advertising

### PROFESSIONAL PARTNERS

#### **BNZ**

Mortgage facilities and advice to purchasers

#### **Opus International Consultants Ltd**

Geotechnical engineering services to purchasers

#### **Professionals McDowell Real Estate Ltd**

Sale, promotion and auctioneer services

#### **Rotorua Chamber of Commerce**

Business community support and promotion

#### **Rotorua Lakes Council**

Building consent and planning services

#### **Telfer Young (Rotorua) Ltd**

Valuation of house prior to going on sale

### TRADE PARTNERS

#### **Carpet Court Rotorua**

Carpet and vinyl floor coverings, underlay and installation

#### **Hepburn Electrical Ltd**

Wiring and electrical components

#### **Lee Brothers Cabinets & Joinery**

Kitchen design, cabinets and manufacture, and installation

#### **Leishman Electrical Ltd**

Home ventilation and heat pump

#### **Lewis Plumbing Company Ltd**

Plumbing and hot water system

#### **Michelangelo Plasterers**

Interior plastering products and services

#### **Resene Paints Ltd**

Paint for exterior and interior



#### **Scaffolding NZ Ltd**

Secure scaffolding for the safety of all students, staff and contractors on-site

#### **Yellow Fin Painting Ltd**

Exterior and interior painting services

### **TRADE SUPPLIERS AND SERVICE PARTNERS**

#### **Apex Valves**

Control valves for hot water and filtration systems

#### **Dux Industries**

Toilet suites

#### **DVS Home Ventilation**

Eliminates mould and damp for a drier, healthier home

#### **House Transporters Ltd**

House removal quote and services

#### **Kohler Englefield NZ Ltd**

Bathroom fixtures and fittings

#### **Lighting Direct**

Light fittings

#### **OCS**

Cleaning services

#### **Marley New Zealand**

Guttering and drainpipes

#### **Rheem New Zealand**

Hot water system

### **DESIGNATED CHARITABLE TRUST**

#### **Rotary Club of Rotorua Sunrise Charitable Trust**

The trust distributes the proceeds from the auction to worthy local charities.



We became a partner in the Charity House because it's a great community-based project that allows for students to have real hands-on trades training that ultimately provides skilled employees for the local workforce. We enjoy being a partner in a project that supports the community through the auction profits being donated to the community, it's a win-win for all. ”

Tony Feek, managing director of Hepburn Electrical Ltd



Lee Brothers Cabinets & Joinery became a Charity House partner “to support Toi Ohomai from the charity point of view [and] because it closely aligned to our industry and training. It [promotes] Lee Brothers and joinery as career options to the interior design and carpentry students. It has a feel good aspect as well that our team take pride in being involved in a community project.” ”

Paul Ingram, director of Lee Brothers Cabinets & Joinery

EXIT

ELEVATIONS

ENDLAND  
 HORTONVILLE  
 PRESBYTERIAN CHURCH  
 SERVICE UNIT  
 1/100A HILLWAY



STORAGE

WALLS AND ROOF

WALL ROOF JOINT



FLOOR FINISH (CONCRETE UNIT)

FLOOR WALL JOINT



PROJECT CHARITY HOUSE 2016	DESIGNER ROBERTSON	PROJECT MANAGER ANDREW BUCKLEY	CLIENT WESTPAC
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# INNOVATION AND KNOWLEDGE

# INNOVATION AND KNOWLEDGE

The initial concept of the Charity House Project was to provide an enhanced learning environment for construction students. Providing them with an introduction to residential construction by building a house prepares them to start a building apprenticeship in the local or national building industry.

The project very quickly became an essential learning opportunity for not only construction students; electrical and interior design students were also given opportunities to be involved in the project. The electrical students complete the electrical wiring system required for the house and the design students select colours and finishes for the entire build. Kitchen design is incorporated into the interior design programme and each year the winning kitchen design is installed into the Charity House Project.

The second part to this concept was to increase stakeholder engagement and relationships between Toi Ohomai and its associated industry partners. Charity House gives us the opportunity to engage with local industry and showcase new technologies in a real environment, therefore increasing uptake by the building industry of new products used in building homes and other structures. Training opportunities have also been presented to local industry where they can come and see the installation of new products being used.

Exceeding the building code standards for frame sizes and insulation R-values (the measure of thermal resistance) was the first step that our earlier Charity House Projects incorporated. By using a 150mm exterior frame as standard, we are able to achieve nearly twice the current building code requirements for insulation R-value.



KNAUF INSULATION

Every year we introduce another layer of innovation to the project while maintaining, if appropriate, the technology used in previous years. Since its inception, the design of the house has moved away from a traditional polytechnic-built design to today's modern three-bedroom, two-bathroom, open-plan, mono-pitch design.

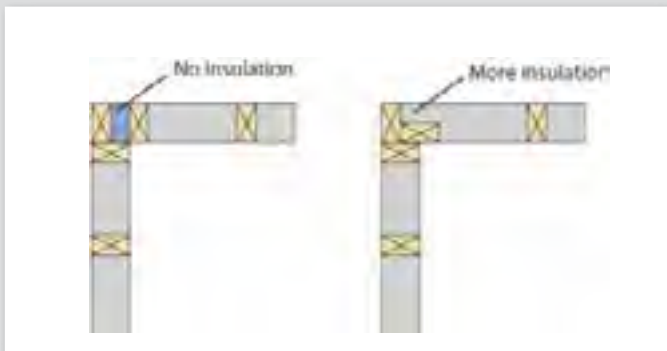
The innovation of this year's build has increased significantly to incorporate an airtight internal vapour control envelope combined with a heat recovery ventilation (HRV) system and heat pump hot water heating technology meaning this year's house will be a super energy efficient, dry, warm, healthy home and at an affordable price for the eventual purchaser.

$$\text{R-Value} = \frac{\text{Temperature Difference} \times \text{Area} \times \text{Time}}{\text{Heat Loss}}$$





Thermal bridging (the ability for temperature to transfer from inside to outside and vice versa) has been minimised where possible by moving away from the traditional three-corner stud detail to a more energy efficient corner stud detail as shown below.



This method of construction, combined with an additional internal insulated service cavity, gives us low thermal bridging and high insulation levels. The vapour control membrane sandwiched between the framing line provides the house with the ability to control moisture transfer through the insulation and wall construction which removes the risk of mould growing within the wall cavity, removes the ability for drafts to occur, and maximises heating efficiency by containing the heat generated within the building for longer. This framing system is combined with the heat recovery ventilation system which provides a constant flow of fresh air that is heated or cooled naturally through the HRV, depending on the season.



CROSS SECTION OF THE INSULATION SYSTEM IN THE LATEST CHARITY HOUSE BUILT

Moving toward the future, Toi Ohomai and our partner PrefabNZ are investigating technological advancements in prefabrication construction that we can incorporate into future Charity House Projects to further improve energy efficiencies and eco-friendly construction.

New ideas are discussed and encouraged at our annual post-construction debrief meetings. This is informed by professional development opportunities for the construction/design team such as attending the South Pacific Passive House Conference, and BuildNZ Designex exhibitions where our staff take many opportunities to talk with industry leaders in this field and gain new ideas, design principles and identify products to incorporate in the project.

The innovation in the 2017 Charity House is a result of the knowledge we have gained through our research investigating healthy living environments and construction methods conducted on cabins located at the Rotorua Holiday Park. The cabins have had sensors installed that measure temperature and humidity levels based on different construction methods. The results of this research has informed our decisions to use the current construction method. Progressing from this, we are also conducting research comparing this construction method with that used in standard

# INNOVATION AND KNOWLEDGE

New Zealand housing, the results of this study will be documented in 2018. Part of this study is using thermal imaging to identify areas of weakness and thermal bridging within the thermal envelope of the house and adding a comparison of energy use required to heat the buildings.

The 2017 Charity House will have a blower door test conducted. This test will determine how airtight the building is, and what thermal performance will be achieved.

Blower door testing has recently become mandatory in other countries such as parts of the USA and some countries in Europe. By conducting this form of testing on our houses we are seen to be following countries that have a far more successful track record of building homes that perform efficiently and are healthy to live in. This shows that Toi Ohomai is serious about advancing technologies in the building industry and it is our belief that we are fast becoming the leader of local industry in regards to the technology that is incorporated in our houses.

The Charity House Project brings skilled professionals from a wide variety of disciplines together around the meeting table. A collaborative culture and team spirit are a bedrock that drives innovative change in the Charity House every year. New ideas are incubated in lively discussions between the teaching, management and marketing teams and our industry partners. Lead staff in the carpentry department and in the creative sector continually research new methods and new materials that could improve the project. Industry partners contribute the latest product knowledge and technical developments.

It is the collaborative, community culture established between teaching and research staff, and industry professionals that drives innovation forward. This creative culture further translates to a learning experience for students of the Bachelor of Creative Technologies who are given a learning opportunity within the project each year. Students gain a real-life experience designing for a client they have yet to meet, and then later have the opportunity to work hand in hand with experienced and generous industry professionals.



This has now progressed to the point where this year six creative technologies students submitted house design concepts to be considered for the 2018 Charity House build. Their designs were presented in a “Dragon’s Den” style competition where the students pitched their plans to a panel of judges.

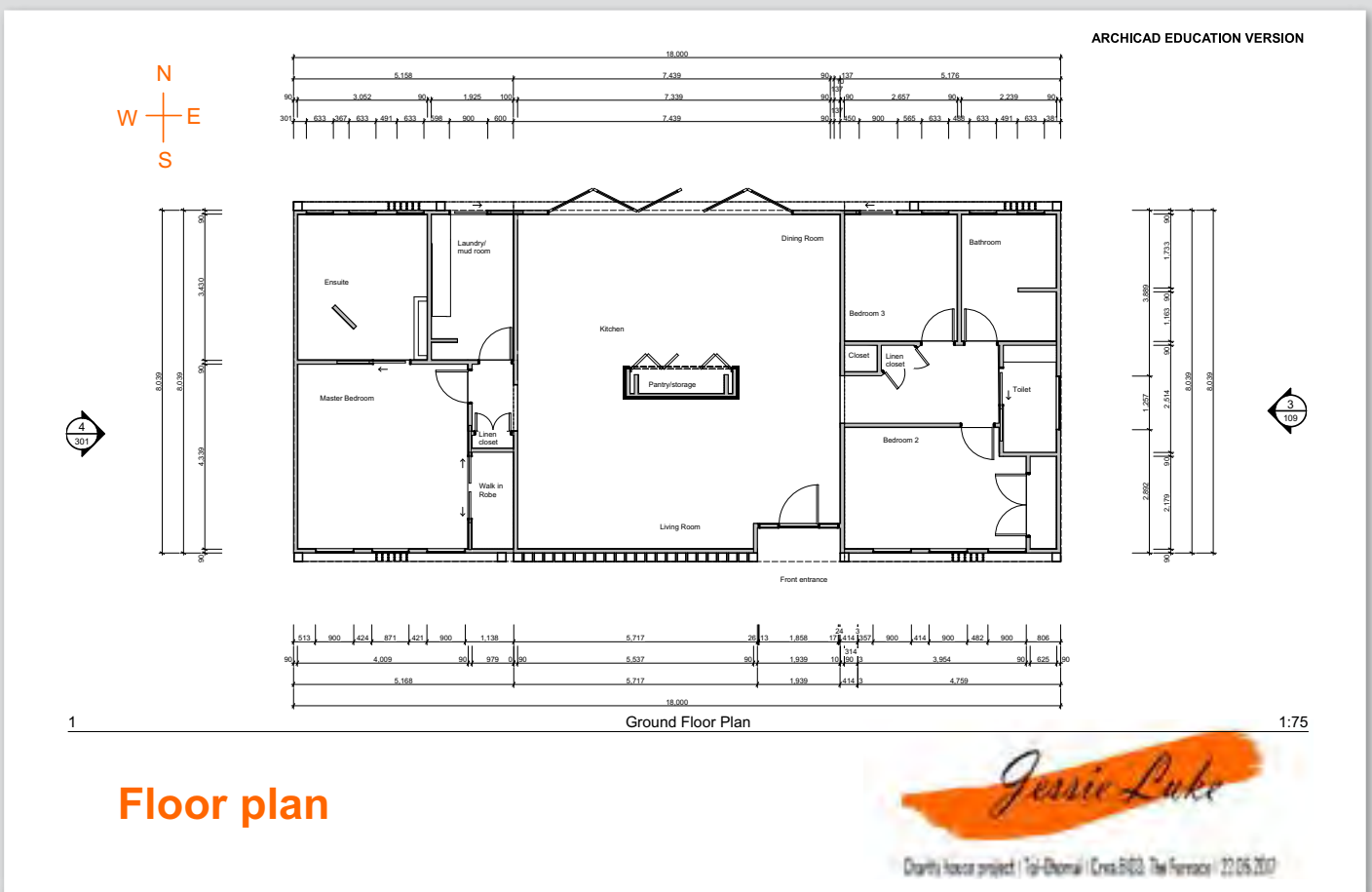
The winning design, based around shipping containers, earned its creator Jessie Luke an internship with John Chittenden Design as part of her creative project paper next semester.

Competition judge Daiman Otto, managing director of Tall Wood Limited in Auckland, said Jessie’s design concept took the use of containers to a whole new level through her innovative ideas.

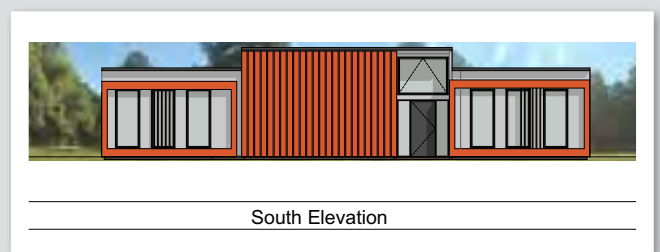
Jessie will work with John Chittenden Design on the next Charity House plan from design concept through to the building stage.

The Charity House Project is tuakana-teina (partnership) working at its best.

JESSIE LUKE’S DESIGN CONCEPT OF WHAT A FUTURE CHARITY HOUSE COULD LOOK LIKE WON HER AN APPRENTICESHIP WITH ARCHITECT JOHN CHITTENDEN DESIGN.



## Floor plan





# PLANNING AND STRATEGY

The image is a full-page background photograph with an orange color overlay. It depicts a professional setting where two individuals are engaged in a task. One person, wearing a white lab coat, is holding a magnifying glass over a document. Another person's hand is visible in the foreground, holding a pen over a document. The background features a whiteboard with a grid pattern.

# PLANNING AND STRATEGY

## CHARITY HOUSE DESIGN AND PLANNING PROCESS

The Charity House Project is headed up by the Charity House leadership team with the support and advice from industry partners; Chamber of Commerce, Rotorua Lakes Council and Rotary Club of Rotorua Sunrise representatives; and the architect.

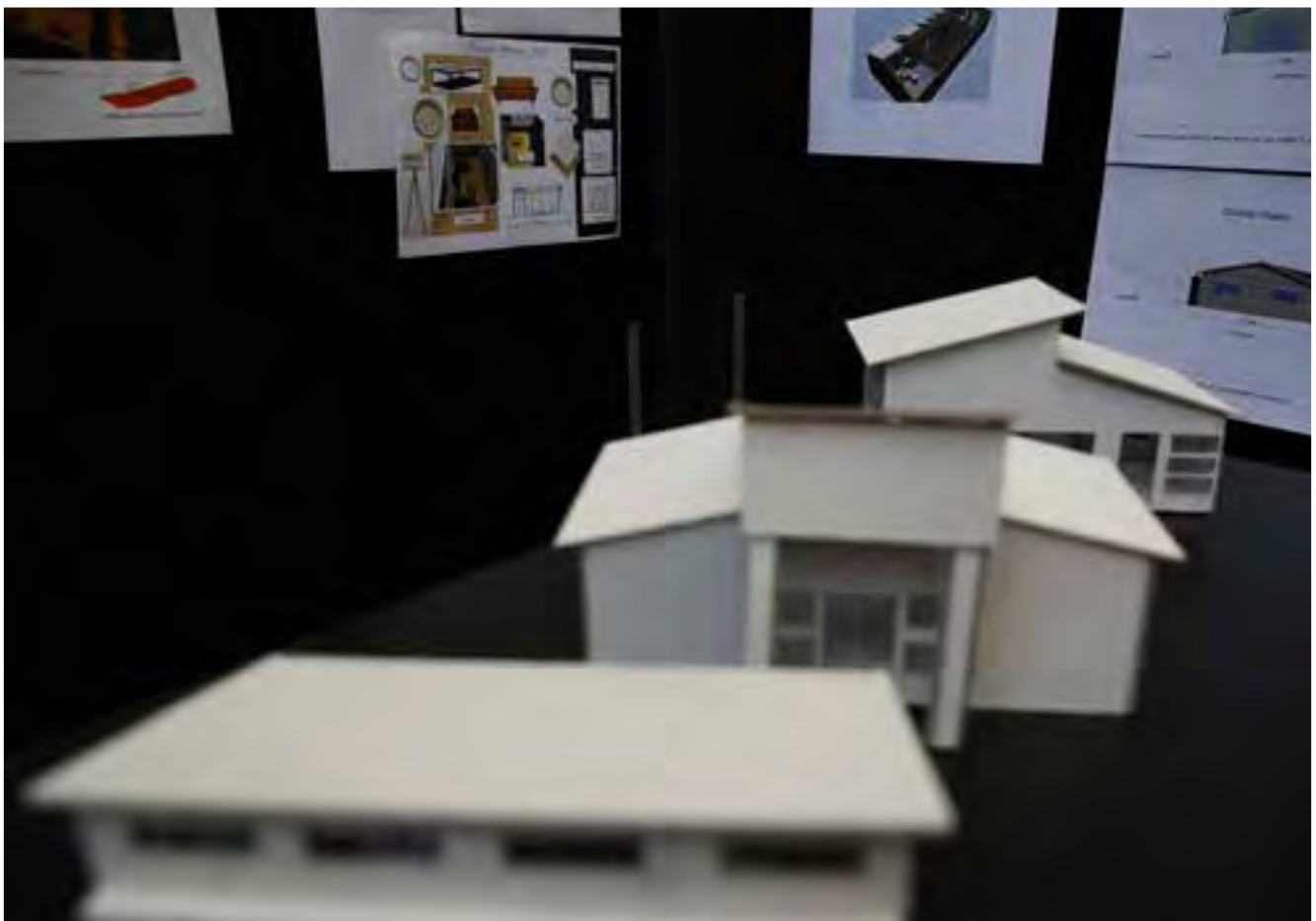
This group forms the design team that meets pre-construction to make design decisions for the following year's build, and post-construction to analyse the previous year's build to make improvements, consider new and innovative products and building technology, and upskilling opportunities for the students' experiences based on their programmes of study.

Quality and innovation are key to the success of the Charity House and for the students' learning and success.

Various meetings are held to reach a consensus on the design plan for the next year's house. Partners are very helpful in presenting products and suppliers that ultimately lead to improvements in the house design, energy efficiency and creating healthier homes.

Once the final design plan is agreed on, it is submitted to Rotorua Lakes Council for building consent. This takes place prior to Christmas each year to allow sufficient time for the council's rigorous system of checks. Building consent is issued in February the following year.

Throughout the build the leadership team holds monthly meetings to report on issues, progress and wins. Minutes are taken, actions followed up and every opportunity to enhance the student learning, maintain partner relationships, and profile the Charity House as a unique student/tutor/stakeholder partnership are taken.



Approved design plans with building consent are circulated to all staff and partners involved in the project in February each year.

The project build schedule is managed by the programme area lead for carpentry and electrical, working closely with the academic area lead for creative technologies, and the marketing and communications manager.

The project build schedule is shared with partners and they are communicated with throughout the build to ensure the project runs to schedule and materials arrive on time.

The marketing plan matches the project build schedule and keeps partners, staff and students informed of progress. Regular e-newsletters, events and functions keep everyone in the loop.

### TIMEFRAME OF BUILD AND MARKETING

#### Start Date

1 March each year

#### Finish Date

15 November each year

#### Sale and Marketing

November each year

#### Auction

first Sunday in December each year

#### Removal of purchased house

mid-February each year, working closely with the purchaser and removal company

### STUDENT RECRUITMENT PROCESS

The Charity House involves students studying carpentry, electrical and creative technologies (interior design), and recruitment marketing is carried out for students to enrol in Semesters 1 and 2 each year.

Semester 1 marketing commences in August each year with staff attending careers expos, visiting secondary schools and arranging open days. Advertising also takes place through multi-media platforms from online digital and social to billboards, radio and TV on Demand.

Semester 2 marketing commences in May each year across the same platforms.



## CARPENTRY

### Start your building career now!

The **New Zealand Certificate in Construction Trade Skills (Level 3)** provides you with the skills to work as an apprentice or assistant tradesperson, making it a great first step to a career in the construction industry. Selecting one of the strands in Allied Trades, Carpentry, or Joinery allows you to tailor your studies to follow your passion.

You will build your skills at Toi Ohomai by working on real-life projects, like building a house.

After graduation, you will be able to apply for jobs in the construction industry as a labourer or an apprentice. With additional training and/or experience you may continue on to additional roles such as carpenter, joiner, plasterer, painter or roofer.

Study now in Rotorua, Taupō, Tokoroa and Whakatāne.

Toi Ohomai Institute of Technology promotes drug-free campuses. Students enrolling on this programme will be required to pass a drug test following enrolment.

## TOI-OHOMAI

Institute of Technology

**APPLY NOW FOR 2017**

**0800 86 46 46**  
**toiohoma.ac.nz**





# MARKETING



The marketing plan of the Charity House Project is designed to meet the following objectives:

- Promote the Charity House as a unique student hands-on learning project; profile students, partners and staff and provide updates on the build to all stakeholders
- Raise the profile and reputation of Toi Ohomai Institute of Technology
- Promote that our programmes are designed to meet industry needs
- Drive student recruitment in the trades, and creative arts and technology areas

The marketing strategies and tactics employed were based on the project build schedule and are as follows:

## TOI OHOMAI

- Dedicated page on the website providing an overview of the project; listing all partners, Rotary Club of Rotorua Sunrise involvement, and all community groups and charities that have received funding from the auction proceeds over the past four years
- Regular Facebook posts
- Semester campaign advertising for recruitment across many media platforms
- Editorials and publicity in newspapers, magazines and newsletters
- Regular newsletters to all stakeholders – partners, staff, students, Rotorua Lakes Council and Rotary
- Board of recognition of all partners displayed at the build site
- Sale packs highlighting partners and their involvement in the project. These are given out to prospective buyers at the open homes
- Promotion at Rotorua Careers Expo, Rotorua Home Show, secondary school awareness days and open days at Mokoia Campus
- Hard hat tours offered throughout the build to partners, secondary school staff, Ministers of the Crown, TEC personnel and Rotary International leaders
- Presentation of proceeds function inviting community groups, students, staff and partners
- Student profiles during the year
- Speaking at events, expos, conferences, in schools and to local community groups

## NEWSPAPER AND ONLINE COVERAGE

Partner NZME Rotorua Daily Post provides regular editorial and images on the build from the annual launch, roof shout, and builders breakfasts, to open days, partner and student profiles, new innovations and technology, and the sale and auction marketing.

## RADIO COVERAGE

Partner MediaWorks MoreFM provides regular live crosses with staff and students, attend events, promote the sale and auction, and interview students.

## BUSINESS COMMUNITY COVERAGE

Partner Rotorua Chamber of Commerce provides regular editorial and advertising through the bi-monthly publication “Business Rotorua Now”, emails to members and regular updates on the build at the Business After Five functions.

## PARTNERS

Currently 25 project partners and 10 trade suppliers/subcontractors support the project by word-of-mouth, social media, newsletters to customers/clients, attending tradeshow, speaking at events and providing information on their websites.

## SALE AND AUCTION COVERAGE

Partner The Professionals McDowell Real Estate provides a one-month sales promotion in November each year consisting of Property Guide and newspaper advertising; radio, online digital and social media across various real estate platforms; e-newsletters to the local property investment group and farming community; open homes; and the live on-site auction usually the first Sunday in December.

## ROTARY CLUB OF ROTORUA SUNRISE

As a partner responsible for the distribution of proceeds. They promote on their website and provide the application form for charities to apply for funding. They promote via Facebook posts, articles in the “Rotary Down Under” magazine and regular updates via their weekly bulletin to members. Rotary also support the project by volunteering to help out at BBQs and functions held on-site throughout the year.

# Going once, going twice...



- Home buyers – brand new house ready to go
- Investors – do you have a sub-dividable site?
- Lifestylers – choose a block and create your country dream
- Holiday makers – sun-grabbing home perfect for the beach or lake
- Farmers – great staff house

## CHARITY HOUSE AUCTION

### 4 DECEMBER 2016

ARTISTS IMPRESSION

**TOI-OHOMAI**  
Institute of Technology



**3**  
Bedrooms  
**2**  
Bathrooms

Colour steel roof, timber weatherboard cladding, double glazing, fully insulated to twice the building code requirements, creating energy efficiencies and lower power bills

**Generous**  
137sqm  
transportable  
home

Proudly built by Toi Ohomai Institute of Technology carpentry, electrical and interior design students under thorough training and supervision of expert tutors

**Code of Compliance**  
Certificate will  
be issued

The Charity House Project provides hands-on learning and experience for Toi Ohomai students in the carpentry, electrical and creative technologies programmes as they build and wire up the re-locatable house, and design its kitchen.

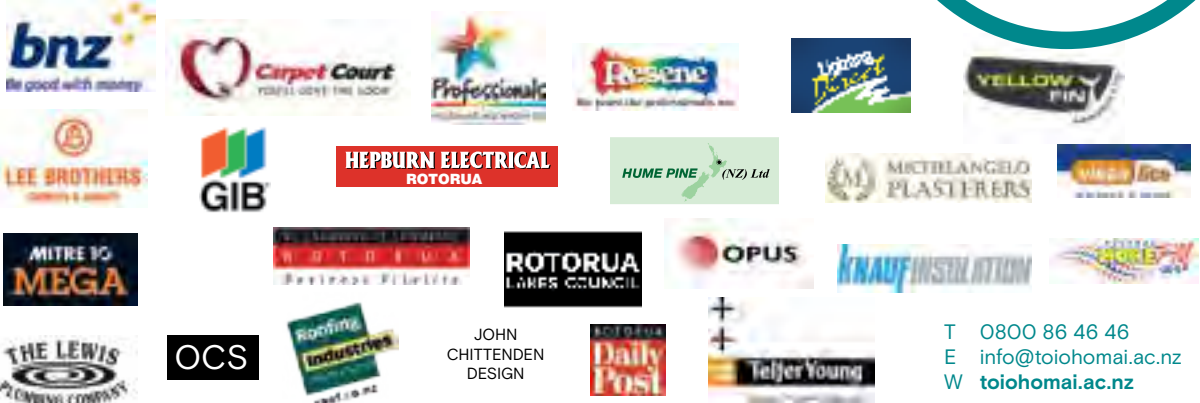
These students now have hours of experience they can add to their CVs. In addition, they worked alongside industry professionals throughout the build, which provided them with the opportunity to network and gain first-hand knowledge on site. Some have even been offered apprenticeships to undertake following their studies at Toi Ohomai, giving them an immediate foot in the door of their careers.

At Toi Ohomai you can experience learning that is hands on by enrolling in the following programmes:

- Certificate in Carpentry (Pre-trade)
- Certificate in Electrical and Related Trades (Pre-employment)
- Bachelor of Creative Technologies

To be auctioned: Sunday, 4 December 2016, 2.00pm  
On site, Toi Ohomai Institute of Technology, 465 Old Taupo Road, Rotorua  
Contact one of the sales team at Professionals McDowell Real Estate Ltd for further information

Toi Ohomai thanks the following local businesses who are committed to this project through their generous support of products, services, labour and advice. We greatly appreciate their support and passion for the project.



**All proceeds go to the Rotorua community**

T 0800 86 46 46  
E info@toiohomai.ac.nz  
W toiohomai.ac.nz

# MARKETING

Through the Charity House Leadership Team monthly meetings, we review the marketing plan's effectiveness on various activities, events and advertising that has taken place. Measures and evaluations are done through:

- iSentia quarterly media monitoring reports that capture all free publicity generated
- Student enquiries generated and enrolments in carpentry, electrical and creative technologies from each semester campaign marketing plan
- Social media stats – Likes, shares, clicks through to our website
- Partner feedback
- Student feedback

- Professionals McDowell Real Estate weekly reports on attendance at open homes and enquiries from prospective buyers
- Purchaser feedback

We are focused on continuous improvement in building an economically energy efficient and sustainable home. A significant opportunity in the marketplace that we pursued in the last year was to use new technology to create a healthier home. This presented us with the opportunity to approach two companies who are committed to meeting the increasing demands for houses built to high standards in quality as well as energy efficiency, and as a result Knauf Insulation and Pro Clima have both agreed to come on board as new partners.





Knauf Insulation has more than 30 years' experience in the insulation industry and is considered one of the most respected names in insulation worldwide.

For more than 35 years, Pro Clima has been providing intelligent airtight and wind-tight building solutions from Germany to the world. In 2008 Pro Clima NZ Ltd opened its doors in New Zealand to bring its patented system here to provide energy efficient, healthy, dry homes and buildings for New Zealanders.

As word has spread about the Charity House Project and world-renowned companies are seen supporting the project, Charity House leadership team is inundated with calls and

emails from the public to the city council. Potential buyers and property investors alike want to keep tabs on the building timeline; local charities want to know when they can apply for a portion of the Charity House auction proceeds; House Transporters Ltd of Taupō recommend their clients try to buy the next Charity House up for grabs; more trades industry groups are seeking partnership; and the leadership team has been invited by Rotorua Lakes Council to attend a social housing forum.







# **BUSINESS PERFORMANCE/ FINANCIAL**

# BUSINESS PERFORMANCE / FINANCIAL

## FINANCIAL REPORTING SYSTEMS

Toi Ohomai underwrites the cost of construction of the Charity House Project during the year, and provides the land on which the house is built. Standard methods of procurement are used whereby purchase orders are raised to appropriate vendors for materials and/or equipment hire, and approved by the relevant manager. Invoices when received are matched to the purchase order for completeness and paid within a weekly payment run. All costs are recorded within one project code for completeness.

Labour costs of construction are not accounted for. This would apply to the hours of engagement by the students, and any supervision or construction by tutors. Any labour costs for subcontracted labour or work not able to be performed by the students follow the normal procurement cycle outlined above. The construction of the Charity House forms a major part of the practical skills taught to the students, but theory and assessment are recorded as part of the academic programme of study recorded separately.

Benefits associated with free materials or discounts on supplies provided by partner sponsors is not recorded or substantiated. This can vary between free or discounted product, time spent training or discussing the merits of their product with the students, etc. This can be variable and difficult to assess the real value.

Financial reporting is available to the administrator and relevant manager from Toi Ohomai TechOne finance system. Monthly reviews of costs are tracked to ensure the project is tracking to the expected costs of construction.

Prior to auction date, detailed finance reports are also reviewed by the finance director and the total cost of construction is used as part of the decision process for setting an auction reserve price.

A registered valuation is carried out on the completed Charity House by partner Telfer Young (Rotorua) Ltd to assist in setting the reserve price.

When the sale price is settled, the difference between the total costs of construction and the sale price is paid to Rotary Club of Rotorua Sunrise for distribution to agreed charities.

Rotary Rotorua Sunrise is the designated charitable trust and has sole rights and total discretion to make decisions on the final distribution of the funds to local charities. It is acknowledged that Sunrise Rotary has an administration fee of 10% of the donated proceeds to cover the costs of running the charitable trust.

## INSTITUTE PERFORMANCE

Toi Ohomai is proud of its financial performance. It is the largest tertiary provider in the Bay of Plenty region and is the third largest ITP (institutes of technology and polytechnics) in New Zealand. Our 2016 Annual Report can be read at <https://toiohomai.ac.nz/about-us>. Key highlights may be shown from page 31, 32 and 68.

## PROFIT DONATED TO ROTARY ROTORUA SUNRISE

# \$14,717 2013





## FINANCIAL SUMMARY – CHARITY HOUSE PROJECT

	2013	2014	2015	2016
Sale price (incl GST)	\$143,500	\$124,200	\$176,000	\$200,000
Cost of construction (incl GST)	\$128,783	\$110,396	\$146,314	\$153,785
Donation to Rotary Rotorua Sunrise	\$14,717	\$13,800	\$30,000	\$46,000
<b>Balance</b>	<b>\$0</b>	<b>\$4</b>	<b>-\$314</b>	<b>\$215</b>

The Charity House has much higher specifications than a standard relocatable house so it's not competitive with those in the market place. We are doing something quite special here with:

Hands-on learning for our students

Working closely with external stakeholders – construction, tradespeople and industry suppliers

Giving back to the community through the proceeds generated by the auction

Research and testing of new products to improve homes and create healthy living environments for our community

PROFIT DONATED TO  
ROTARY ROTORUA SUNRISE

2016 **\$46,000**





# HEALTH AND SAFETY



# HEALTH AND SAFETY

All construction industries expose employees to aspects of significant risk that must be managed, thus a strong awareness of health, safety, and environment training will be an expectation from all employers. To this end, Toi Ohomai's Charity House Project is managed as any normal commercial construction work site would be in regard to access to the site, worker (staff and student) compliance and education, and building and WorkSafe New Zealand codes and regulations.

The Charity House Project has a proud health and safety record of never having a lost time incident throughout its five-year history.

Site access is restricted by full fencing of the construction area and well located hazard information.





Students' personal safety is managed by strict enforcement of the Toi Ohomai Health and Safety Policy. All tasks are carefully assessed for potential risk, and hazards are isolated or minimised through best industry practice such as safety netting, fall arrest equipment and training, and fully compliant scaffolding. Personal protective equipment is supplied and its proper use is a non-negotiable requirement for all staff and students.

All building codes and WorkSafe recommendations are explored and discussed to ensure complete understanding of practice and associated risk. All students are required to complete Site Safe training and Toi Ohomai now has its own resident Site Safe tutor.

All trades students on the Mokoia Campus training site are drug tested to ensure they are not a risk to themselves or others due to impairment.

Drug use is proving a barrier to employment and a distraction to our students of whom industry demand a healthy workplace for all employees. The Charity House Leadership Team believes drug testing greatly enhances our reputation as being serious about the employability aspirations for our students and our ability to create work-ready graduates. Drug testing is compulsory for all students.

The advantages of being part of a drug and alcohol testing programme:

- It raises awareness that the misuse of alcohol and other drugs can contribute to accidents, injuries and violence.
- It encourages a positive culture in the learning environment and subsequent workplace.
- Having drug- and alcohol-free students and workers has proven to enhance productivity and learning abilities, lower absenteeism, and reduce accidents.





# COMMUNITY AND ENVIRONMENT

# COMMUNITY AND ENVIRONMENT

Evidence of the Charity House Project's involvement in social, community and environmental initiatives can be seen in myriad ways:

- So far, 36 local charities have benefited from the \$104,517 total proceeds generated from the four Charity House auctions of 2013, 2014, 2015 and 2016. *See comments on page 55 from local charities.*
- The leadership team members actively participate in the Rotorua Lakes Council lead social housing initiatives.
- The Charity House Project is an integral part of Toi Ohomai's ethos – providing students with hands-on learning opportunities while benefiting Rotorua's wider community.
- Building a house from start to finish is part of the student learning for those studying the following programmes: New Zealand Certificate in Construction Trade Skills (Level 3), strand in Carpentry; New Zealand Certificate in Electrical Engineering Theory (Level 3); and Bachelor of Creative Technologies.
- The project ensures the students involved gain relevant, up-to-date skills to contribute to the New Zealand workforce and community.
- This grassroots project brings together carpentry, electrical and interior design students with local tradespeople and suppliers in partnership for the community.
- It is a real opportunity for collaboration between local industry and the institute, future builders helping today's community. Students are proud to be part of this unique project, knowing that local charities will benefit from the auction proceeds and that the house will become a home for a family in their community.
- Key objectives of the Charity House have been to create healthy living environments and energy efficiencies. The house is fully insulated to twice the building code requirements, meaning the frames are wider to allow for high insulation values, thereby creating energy efficiencies. This will result in lower power bills for the purchaser.
- The innovation of this year's build has increased significantly to incorporate an airtight internal vapour control envelope combined with a heat recovery ventilation (HRV) system and heat pump hot water heating technology meaning this year's house will be a super energy efficient, dry, warm, healthy home and at an affordable price for the eventual purchaser.



CARPENTRY STUDENTS FROM THE 2016 CHARITY HOUSE



## CHARITY HOUSE PROJECT – THE PERFECT PARTNER FOR THE ROTARY CLUB OF ROTORUA SUNRISE

By Sandy Hall, Distribution Committee Member

In March this year, the fifth Charity House Project was launched at Toi Ohomai Institute of Technology and as in previous years, interest and excitement mounts as the new house is gradually developed on its site. Part of the excitement is because the project has consistently yielded thousands of dollars that are able to be distributed to worthy charities in the Rotorua district. This year, over \$40,000 from the 2016 project was distributed among 20 deserving local charities.

Rotary Rotorua Sunrise (an incorporated society) was selected as the organisation that would distribute the proceeds from the sale of the relocatable houses. Members of the club know their community and were committed to making responsible decisions on behalf of the Charity House Project. A distribution committee of two Rotarians, the current president, and a Toi Ohomai representative from the leadership team, appraise the applications and make the final recommendations to the directors of Rotary Rotorua Sunrise. This process occurs around May each year.

Applications are made via online forms early in the year following considerable publicity around the auction at the end of the previous year. The application form supplies the distribution committee with details as to how the money will be used. Applications are emailed to committee members and relevant information is tabled and collated so that discussion around suitable beneficiaries is able to take place before the final recommendations. These are made to the Rotary Rotorua Sunrise directors after one or two round table meetings. The process has been made very efficient with the help of East Brewster Lawyer Helen Nathan who heads the team.

Organisations that have a wide reach into the community are considered more worthy. Applications for wages or contributions to personal or operational costs are ruled out. There is no set limit on individual grants. While formal accounting for the funds is not required, a report to the distribution committee on how the funding was applied and how it helped, is required within a six-month period after distribution.



INTERNATIONAL ROTARIANS TOUR CHARITY HOUSE IN 2016

# COMMUNITY AND ENVIRONMENT

## COMMENTS FROM LOCAL CHARITIES THAT HAVE BENEFITED FROM THE CHARITY HOUSE PROCEEDS

### Waiariki Women's Refuge – Carmel Veitch

Thank you for the kind donation of \$7,000 for our safe house upgrade. We are so very grateful for the support of Toi Ohomai and Rotary Rotorua Sunrise.

I went today and bought the 10 new beds and mattress protectors. We are waiting on the new duvet covers to arrive from Briscoe's- exciting! Thank you for your support.

### Salvation Army – Ralph Overbye

We are grateful to be included among the recipients. The \$2,000 we have received will go towards a project called Well Women which is an educational programme holistically aimed at women who have been victims of domestic violence.

### Rotorua SPCA – Ruth Crampton

We received \$3,323 and the money will go towards our Reading to Animals programme which helps young children gain confidence in reading in a friendly environment. We feel privileged to have been included in the funding from the Charity House.

### Alzheimers Rotorua – Elaine Fox

It felt good to be a recipient. The \$280 we received will pay the rent for the venue where we hold the cognitive therapy seven-week course.

### Tipu Ora – Raewyn Bourne

We received \$2,600 to support our Taharangi Weavers to train young local Māori weavers. They will learn to weave traditional Māori wahakura, a flax bassinette for babies from birth to six months of age. It provides a safe sleeping space and allows baby and mother to remain in close proximity at all times, which is important for bonding and breastfeeding.

We celebrate the efforts of the Charity House students, staff and the supporting role of Rotary Rotorua Sunrise for supporting the community in this manner.



GROUP OF STUDENTS IN THE WESTERN HEIGHTS PRIMARY SCHOOL ORAL LANGUAGE PROGRAMME SAY THANK YOU!



**Rotorua Children’s Art House Trust  
– Karen Hunt**

The trustees have asked me to convey our sincere appreciation for the \$700 funding we received and would like to acknowledge the work of Rotary Rotorua Sunrise, the staff and students at Toi Ohomai, Rotorua Chamber of Commerce and Rotorua Lakes Council in initiating and supporting this wonderful annual project.

We have used the funds to purchase a printer for the Children’s Art House, an essential piece of equipment to deliver our creative arts programmes.

**Society of St Vincent De Paul  
– Brenda Whelan**

It was wonderful to be present yesterday and see just how many voluntary bodies are helped. The \$800 we received will help provide afternoon tea and supper to over 100 families each week in Rotorua. We really appreciate the stunning students of the Charity House and Rotary Rotorua Sunrise.

**Western Heights Primary School Te Wa Korero  
a nga Tamariki Oral Language Programme –  
Megan Marshall**

We were very grateful to receive \$3,000 to provide tutor training and facilitation of the oral language programme run by Rotary Rotorua Sunrise.

The oral language programme continues to have a significant and positive impact on all tamariki involved. A number of our students enter school unprepared for formal learning, with oral language levels that are at approximately a three-year-old level. The oral language programme goes a long way to addressing some of the most pressing needs of these students – learning, social, behavioural and emotional needs.







# KEY FACTS

## 2013-2017

# 2013 CHARITY HOUSE - KEY FACTS

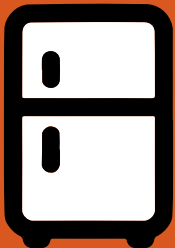


OPEN-PLAN KITCHEN, DINING AND LOUNGE



## SPECIFICATIONS:

- ✓ COLORSTEEL ROOF
- ✓ LINEA WEATHERBOARD CLADDING
- ✓ DOUBLE GLAZING
- ✓ FULLY INSULATED



## CHATELS:

- ✓ FIXED FLOOR COVERINGS
- ✓ LIGHT FITTINGS
- ✓ OVEN
- ✓ STOVE
- ✓ RANGE HOOD
- ✓ DISHWASHER
- ✓ MICROWAVE
- ✓ FRIDGE/FREEZER
- ✓ LOG FIRE
- ✓ BATH
- ✓ SHOWERS
- ✓ BATHROOM FIXTURES AND FITTINGS



## AUCTION:

Sunday, 1 December 2013,  
on site 216 at Placemakers,  
Te Ngae Road, Rotorua



## SUCCESSFUL BIDDER:

Steven Slack of Rotorua

## SOLD FOR:

**\$143,500**

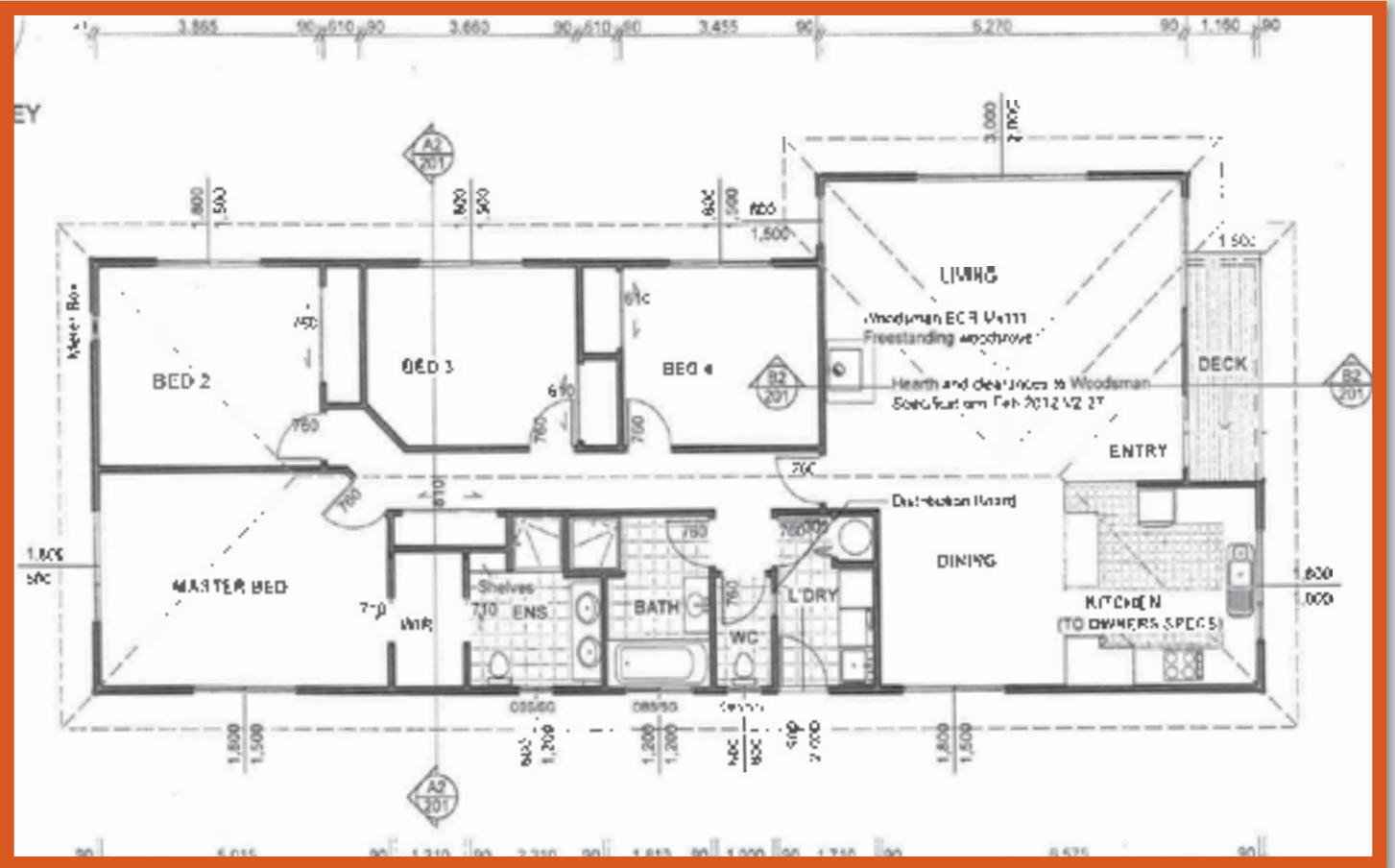


**\$13,246**

## AWARDED TO:

- Big Brothers Big Sisters Rotorua
- Linton Park Community Centre
- Rotorua Community Menz Shed
- Rotorua Youth Centre
- Western Heights Primary School Oral Language Programme

## FLOOR PLAN:

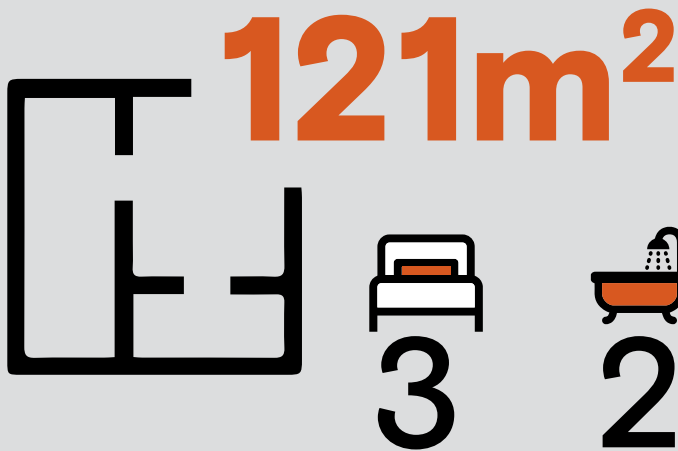


## CHARITY HOUSE PARTNERS:

ADT Armourguard  
 Carpet Court Rotorua  
 Ciabatta Bakery  
 Cleghorn Gillespie Jensen Ltd  
 Colour Concepts  
 Debhand.co.nz  
 Feltex Carpets  
 Gib Winstone Wallboards Ltd  
 Hepburn Electrical Ltd  
 John Chittenden Design  
 Lewis Plumbing Co  
 MediaWorks Rotorua  
 NZ Temporary Fencing Ltd  
 Placemakers Rotorua

Preston Plastering  
 Professionals McDowell Real Estate Ltd  
 Resene Paints Ltd  
 Roofing Industries (Taupo) Ltd  
 Rotary Rotorua Sunrise Charitable Trust  
 Rotorua Chamber of Commerce  
 Rotorua MP Todd McClay  
 Rotorua Daily Post  
 Rotorua District Council  
 Sandford & Partners Lawyers  
 Security Plus BOP Ltd  
 Telecom Business Hub Rotorua  
 The House Movers  
 Vistalite Windows and Doors Taupo

# 2014 CHARITY HOUSE - KEY FACTS



121m<sup>2</sup>

3

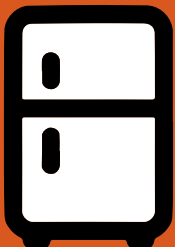
2

OPEN-PLAN KITCHEN, DINING AND LOUNGE



## SPECIFICATIONS:

- ✓ COLORSTEEL ROOF
- ✓ TIMBER WEATHERBOARD CLADDING
- ✓ DOUBLE GLAZING
- ✓ FULLY INSULATED



## CHATELS:

- ✓ FIXED FLOOR COVERINGS
- ✓ LIGHT FITTINGS
- ✓ MICROWAVE
- ✓ DISHWASHER
- ✓ CERAMIC HOB
- ✓ WALL OVEN
- ✓ RANGE HOOD
- ✓ BATH
- ✓ SHOWERS
- ✓ BATHROOM FIXTURES AND FITTINGS



## AUCTION:

Sunday, 7 December 2014,  
on site at Placemakers,  
216 Te Ngae Road, Rotorua



## SUCCESSFUL BIDDER:

Jim Studer of Whakatane

## SOLD FOR:

**\$124,200**



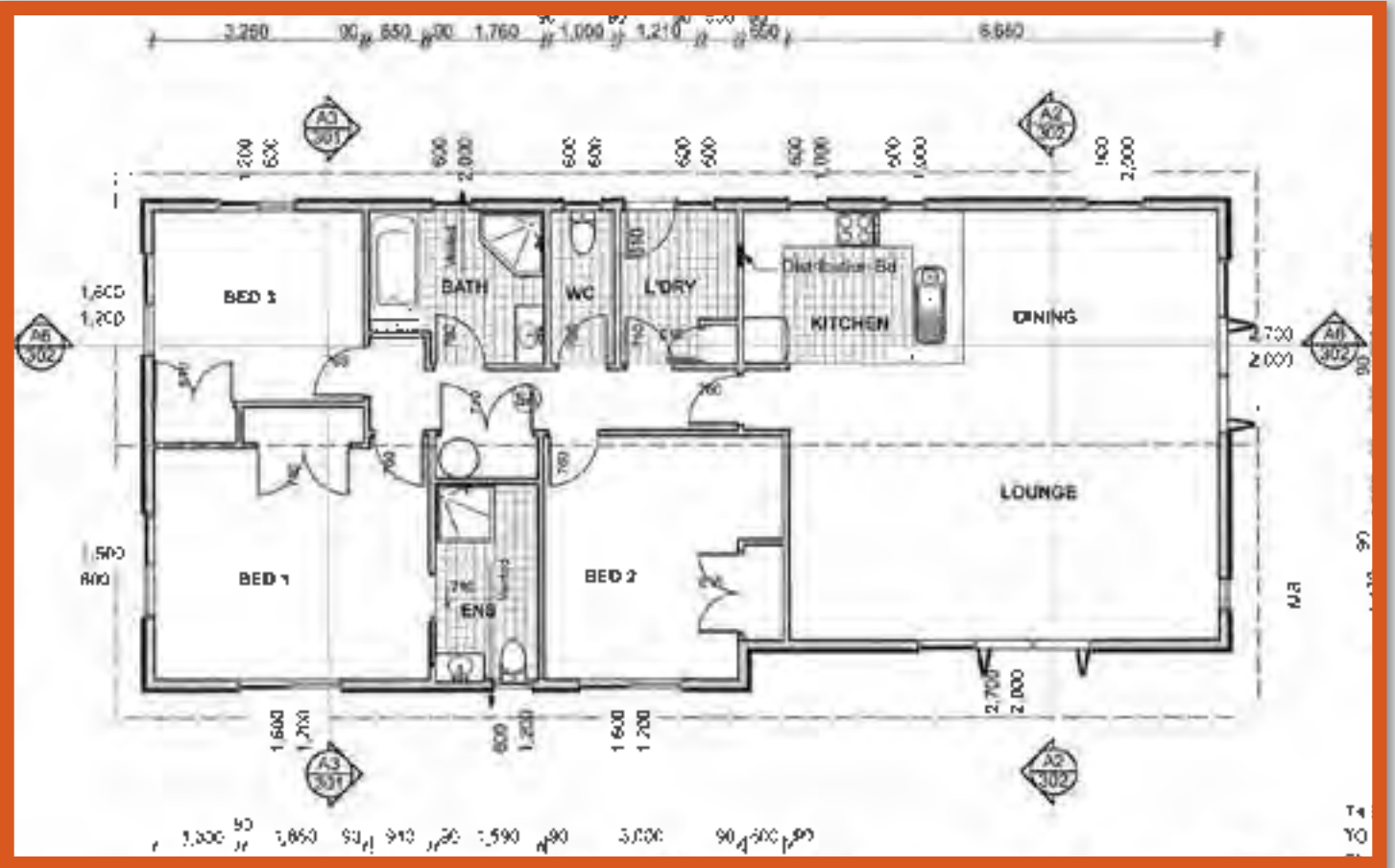
**\$12,420**

## AWARDED TO:

- Bay Trust Rescue Helicopter
- Big Brothers Big Sisters Rotorua
- Love Soup Rotorua Charitable Trust
- Mokoia Community Association
- Myalgic Encephalopathy/Chronic Fatigue Syndrome Charitable Trust
- Rotorua Community Menz Shed
- Rotorua Children's Art House
- Te Roopu A Iwi O Te Arawa



## FLOOR PLAN:



## CHARITY HOUSE PARTNERS:

ADT Armourguard

BNZ

Carpet Court Rotorua

Cleghorn Gillespie Jensen Ltd

Colour Concepts

Feltex Carpets

Gib Winstone Wallboards Ltd

Hepburn Electrical Ltd

Hume Pine (NZ) Ltd

John Chittenden Design

Lewis Plumbing Co

MediaWorks Rotorua

NZ Temporary Fencing Ltd

Placemakers Rotorua

Preston Plastering

Professionals McDowell Real Estate Ltd

Resene Paints Ltd

Roofing Industries (Taupo) Ltd

Rotary Rotorua Sunrise Charitable Trust

Rotorua Chamber of Commerce

Rotorua Daily Post

Rotorua MP Todd McClay

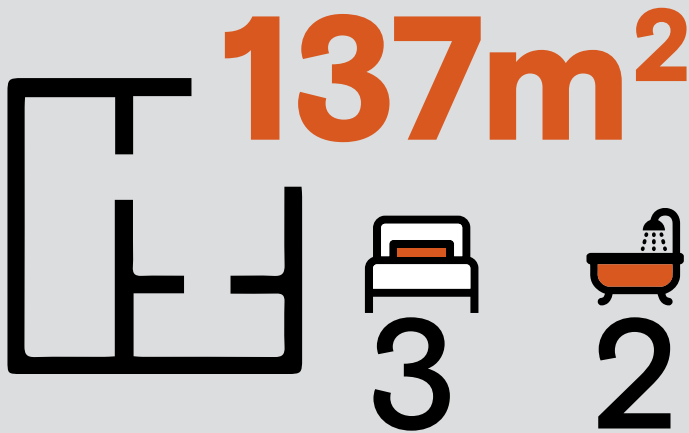
Rotorua District Council

Telecom Business Hub Rotorua

The House Movers

Vistalite Windows and Doors Taupo

# 2015 CHARITY HOUSE - KEY FACTS

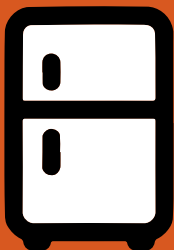


OPEN-PLAN KITCHEN, DINING AND LOUNGE



## SPECIFICATIONS:

- ✓ MONO-PITCH COLORSTEEL ROOF
- ✓ TIMBER WEATHERBOARD CLADDING
- ✓ DOUBLE GLAZING
- ✓ FULLY INSULATED



## CHATTELS:

- ✓ FIXED FLOOR COVERINGS
- ✓ LIGHT FITTINGS
- ✓ OVEN
- ✓ CERAMIC BENCHTOP HOB
- ✓ RANGE HOOD
- ✓ DISHWASHER
- ✓ MICROWAVE
- ✓ FRIDGE
- ✓ BATH
- ✓ SHOWERS
- ✓ BATHROOM FIXTURES AND FITTINGS



## AUCTION:

Saturday, 28 November 2015,  
on site at Waiariki Institute of  
Technology, 465 Old Taupo  
Road, Rotorua



## SUCCESSFUL BIDDER:

Tony & Kathryn Noble of Rotorua

## SOLD FOR:

**\$176,000**

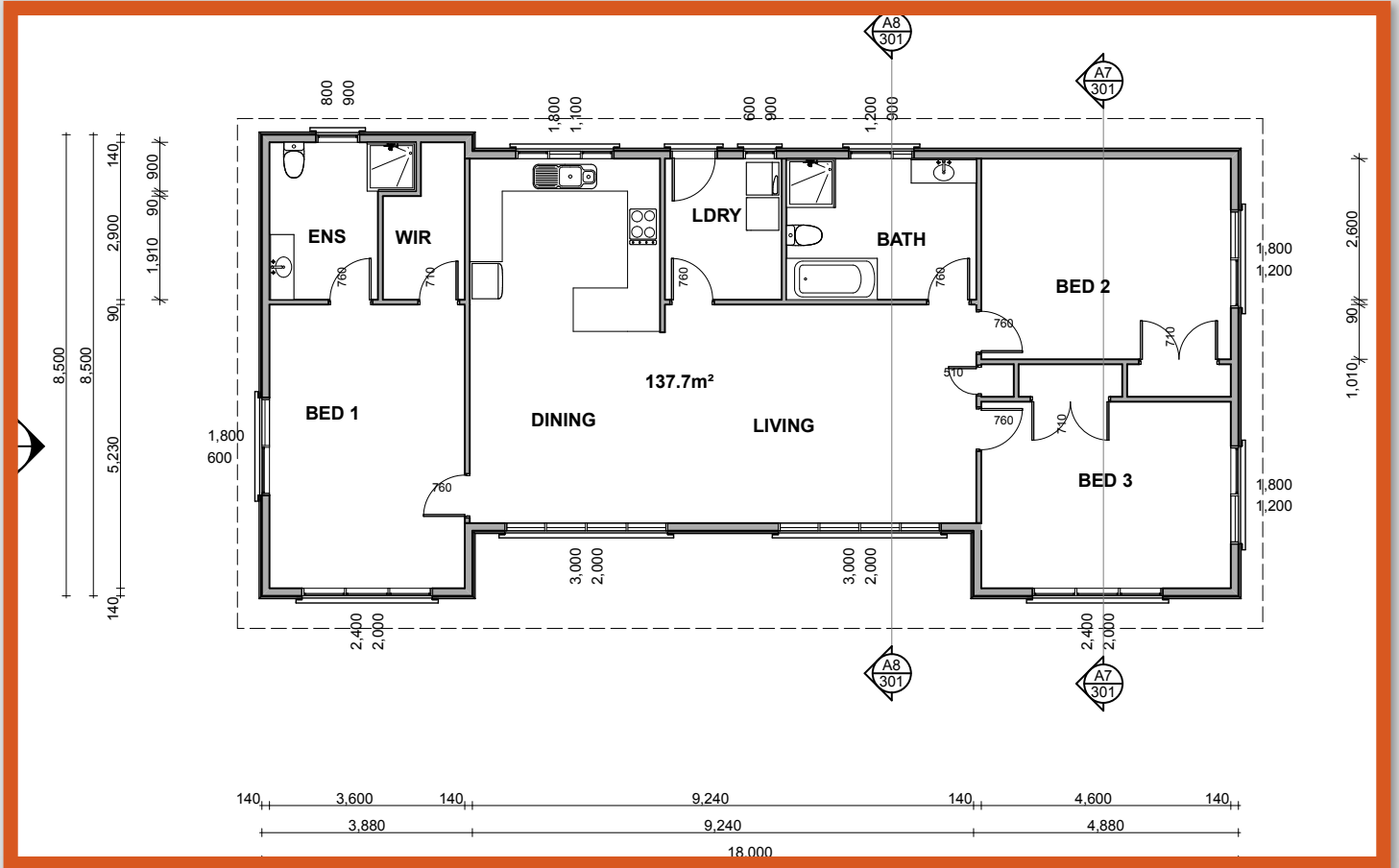


**\$27,000**

## AWARDED TO:

- Alzheimers Rotorua
- Aratika Cancer Trust
- Citizens Advice Bureau
- Lakes medical Services Trust
- Manaaki Ora
- Mokoia Community Association
- Ngongotaha Community Patrol
- Rotorua Community Menz Shed Trust
- Rotorua SPCA
- Royal NZ Foundation of the Blind
- The Salvation Army Rotorua
- Tracey Meads – Spoonful of Sugar Charitable Trust
- Western Heights Primary School Oral Language Programme

## FLOOR PLAN:

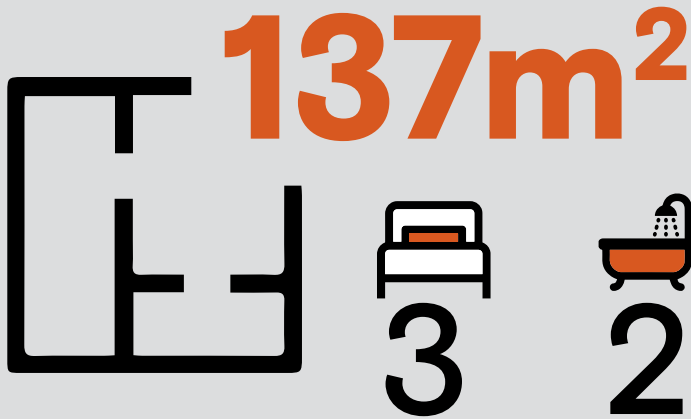


## CHARITY HOUSE PARTNERS:

BNZ  
 Carpet Court Rotorua  
 Feltex Carpets  
 Gib Winstone Wallboards Ltd  
 Hepburn Electrical Ltd  
 Hume Pine (NZ) Ltd  
 John Chittenden Design  
 Lee Brothers Cabinets & Joinery  
 Lewis Plumbing Co  
 Lighting Direct  
 MediaWorks Rotorua  
 Mitre10 Mega Rotorua  
 NZME Rotorua Daily Post  
 OCS

Opus International Consultants Ltd  
 Preston Plastering  
 Professionals McDowell Real Estate Ltd  
 Resene Paints Ltd  
 Roofing Industries (Taupo) Ltd  
 Rotary Rotorua Sunrise Charitable Trust  
 Rotorua Chamber of Commerce  
 Rotorua Lakes Council  
 Rotorua MP Todd McClay  
 Telfer Young (Rotorua) Ltd  
 The House Movers  
 Vistalite Windows and Doors Taupo

# 2016 CHARITY HOUSE - KEY FACTS

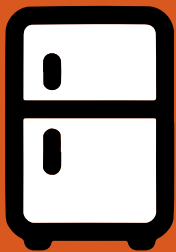


OPEN-PLAN KITCHEN, DINING AND LOUNGE



## SPECIFICATIONS:

- ✓ MONO-PITCH COLORSTEEL ROOF
- ✓ TIMBER WEATHERBOARD CLADDING
- ✓ DOUBLE GLAZING
- ✓ FULLY INSULATED TO TWICE THE BUILDING CODE REQUIREMENTS CREATING ENERGY EFFICIENCIES AND LOWER POWER BILLS



## CHATELS:

- ✓ FIXED FLOOR COVERINGS
- ✓ LIGHT FITTINGS
- ✓ WALL OVEN
- ✓ CERAMIC HOB
- ✓ RANGE HOOD
- ✓ DISHWASHER
- ✓ MICROWAVE
- ✓ FRIDGE
- ✓ BATH
- ✓ SHOWERS
- ✓ BATHROOM FIXTURES AND FITTINGS



## AUCTION:

Sunday, 4 December 2016,  
on site at Toi Ohomai Institute  
of Technology, 465 Old  
Taupo Road, Rotorua



## SUCCESSFUL BIDDER:

Graeme & Judy Hardie of  
Rotorua

## SOLD FOR:

**\$200,000**

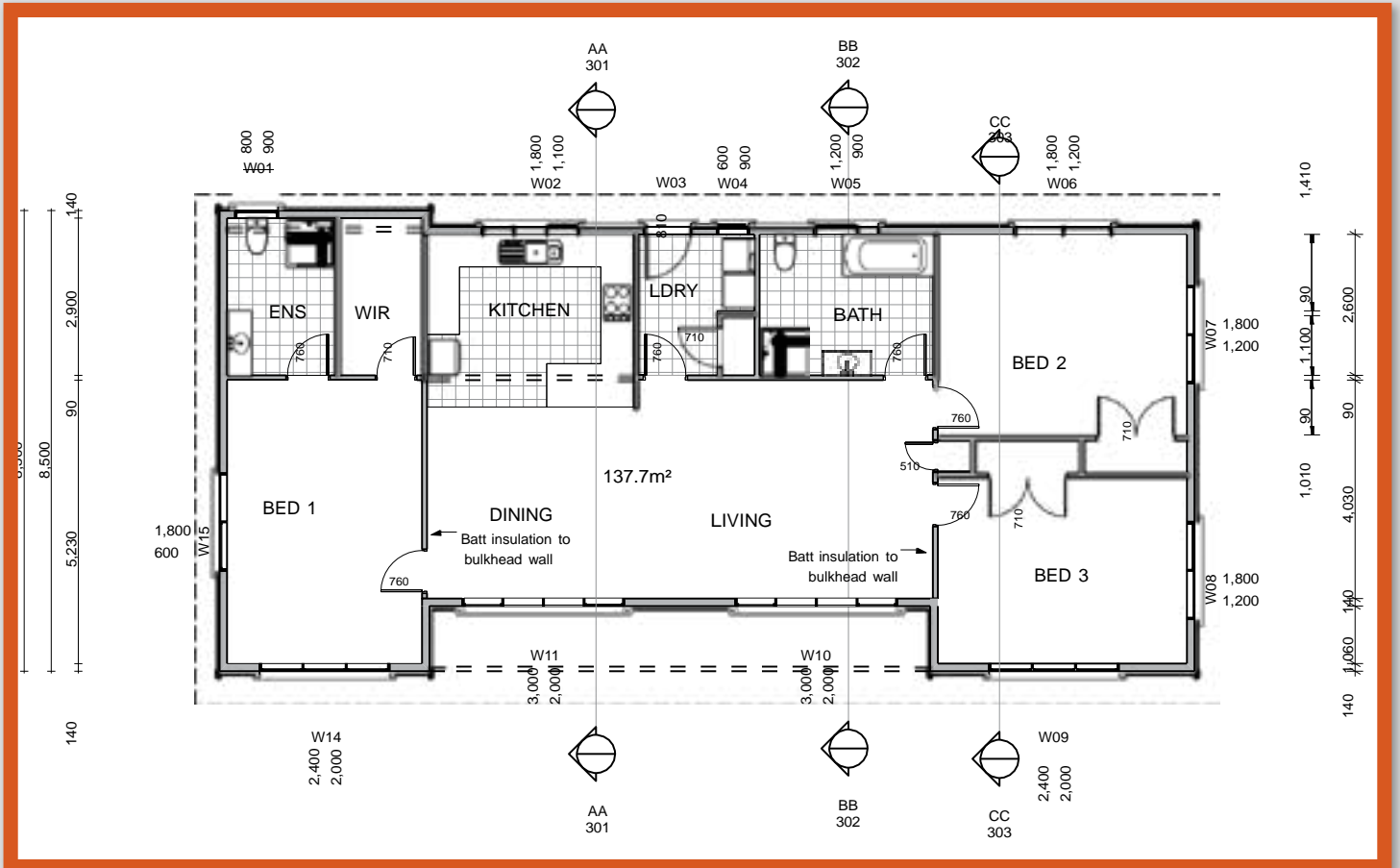


**\$41,459**

## AWARDED TO:

- Age Concern Rotorua District Inc
- Alzheimers Rotorua
- Aratika Cancer Trust
- Citizens Advice Bureau
- Eastern Suburbs Pre-School Charitable Trust
- Kidscan Charitable Trust
- Kiwi Can Programme, Rotary Club of Rotorua North
- Mokoia Community Association
- My Future Rocks
- Ngongotaha Community Patrol
- One Chance Charitable Trust
- Parkinson's Central Plateau Division
- Rotorua Children's Art House
- Rotorua Community Menz Shed Trust
- Rotorua Community Youth Centre Trust
- Rotorua Emergency Response Team
- Rotorua Hospital Chaplaincy Trust
- St Vincent De Paul Society
- Waiariki Women's Refuge
- Western Heights Community Assn
- Work Matters Trust

## FLOOR PLAN:



### CHARITY HOUSE PARTNERS:

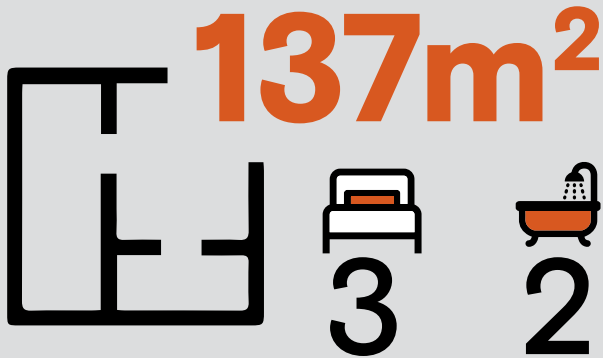
BNZ  
 Carpet Court Rotorua  
 Gib Winstone Wallboards Ltd  
 Hepburn Electrical Ltd  
 Hume Pine (NZ) Ltd  
 John Chittenden Design  
 Knauf Insulation  
 Lee Brothers Cabinets & Joinery  
 Lewis Plumbing Co  
 MediaWorks Rotorua  
 Michelangelo Plasterers  
 Mitre10 Mega Rotorua  
 NZME Rotorua Daily Post  
 Opus International Consultants Ltd  
 Professionals McDowell Real Estate Ltd  
 Resene Paints Ltd  
 Roofing Industries (Taupo) Ltd

Rotary Rotorua Sunrise Charitable Trust  
 Rotorua Chamber of Commerce  
 Rotorua Lakes Council  
 Telfer Young (Rotorua) Ltd  
 Vistalite Windows and Doors Taupo  
 Yellow Fin Painting Ltd

### TRADE SUPPLIERS AND SERVICE PARTNERS:

Apex Valves  
 Dux Industries  
 House Transporters Ltd  
 Kohler Englefield NZ Ltd  
 Lighting Direct  
 OCS  
 Marley New Zealand  
 Rheem New Zealand  
 The Jones Family Business

# 2017 CHARITY HOUSE – KEY FACTS

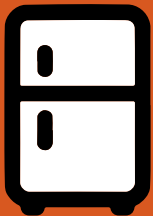


OPEN-PLAN KITCHEN, DINING AND LOUNGE



## SPECIFICATIONS:

- ✓ MONO-PITCH COLORSTEEL ROOF
- ✓ TIMBER WEATHERBOARD CLADDING
- ✓ DOUBLE GLAZING
- ✓ FULLY INSULATED TO TWICE THE BUILDING CODE REQUIREMENTS, CREATING ENERGY EFFICIENCIES AND LOWER POWER BILLS



## CHATELS:

- ✓ FIXED FLOOR COVERINGS
- ✓ LIGHT FITTINGS
- ✓ WALL OVEN
- ✓ CERAMIC HOB
- ✓ RANGE HOOD
- ✓ DISHWASHER
- ✓ MICROWAVE
- ✓ FRIDGE
- ✓ BATH
- ✓ SHOWERS
- ✓ BATHROOM FIXTURES AND FITTINGS



## AUCTION:

Planned for early December 2017, on site at Toi Ohomai Institute of Technology, 465 Old Taupo Road, Rotorua



This year's Charity House has the students learning how to build healthier homes, creating draft-free environments with new technology and techniques that can cut household heating costs by 80%.

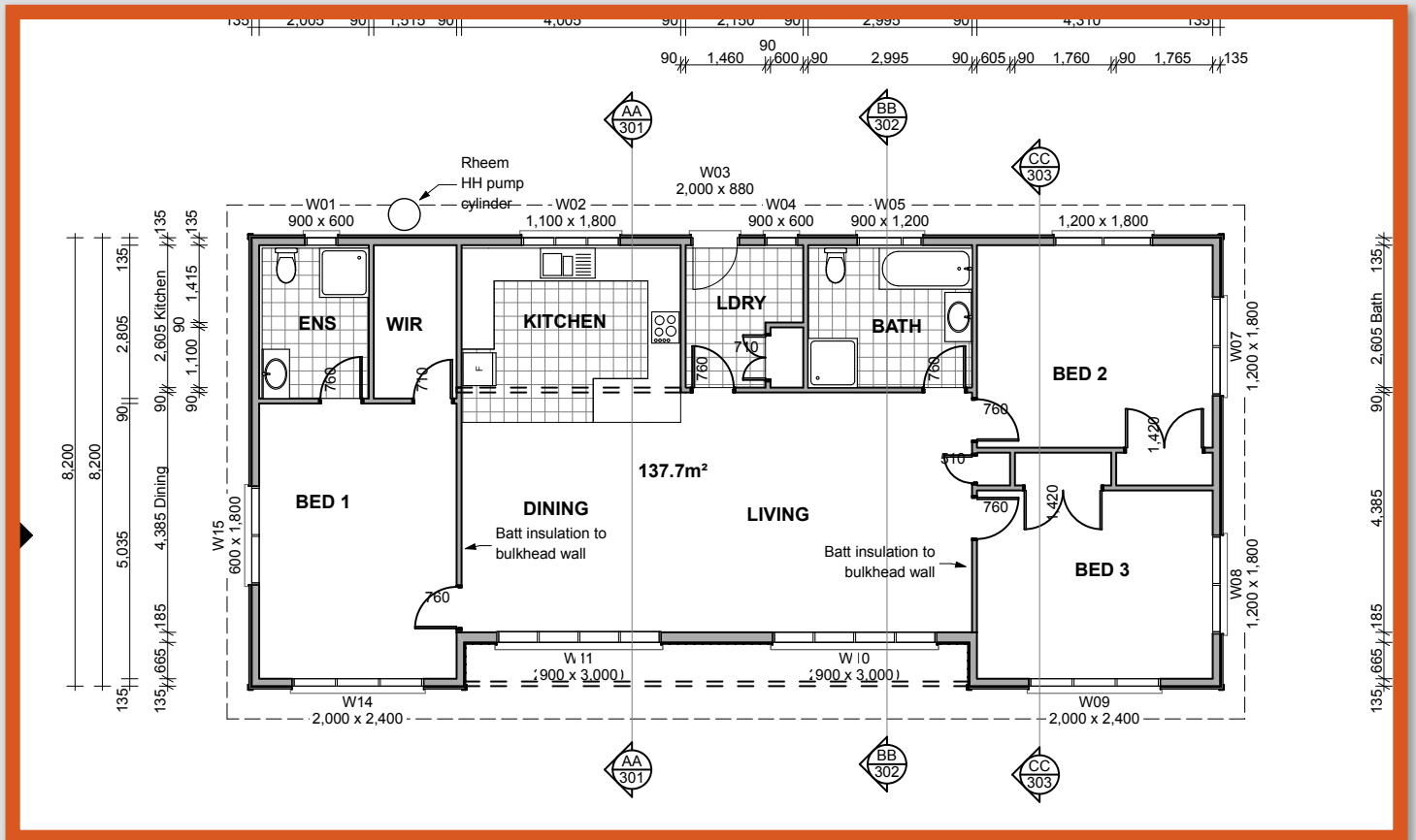


Students installed Pro Clima's high performance INTELLO airtightness wall membranes that will effectively stop warm air from escaping from the house, making it more energy efficient when combined with a heat recovery ventilation system.

Pro Clima's SOLITEX weathertightness roof and wallwraps protect the thermal insulation in the wall cavity by creating an air- and weathertight seal within the building envelope which results in an energy efficient, healthier home or building.

A blower door test will be conducted that draws the air out to create a pressure difference, then calculates how many times per hour the air changes, just through gaps and cracks.

## FLOOR PLAN:



## PROCEEDS:



Proceeds will be awarded to local Rotorua charities through the application process with the Rotary Club of Rotorua Sunrise Charitable Trust.

## CHARITY HOUSE PARTNERS:

- BNZ
- Carpet Court Rotorua
- Gib Winstone Wallboards Ltd
- Hepburn Electrical Ltd
- Hume Pine (NZ) Ltd
- John Chittenden Design
- Knauf Insulation
- Lee Brothers Cabinets & Joinery
- Leishman Electrical Ltd
- Lewis Plumbing Co
- MediaWorks Rotorua
- Michelangelo Plasterers
- Mitre10 Mega Rotorua
- NZME Rotorua Daily Post
- Opus International consultants Ltd
- Pro Clima NZ Ltd
- Professionals McDowell Real Estate Ltd
- Red Stag Timber Ltd
- Resene Paints Ltd
- Roofing Industries (Taupo) Ltd
- Rotary Rotorua Sunrise Charitable Trust

- Rotorua Chamber of Commerce
- Rotorua Lakes Council
- Rotorua MP Todd McClay
- Scaffolding NZ Ltd
- Telfer Young (Rotorua) Ltd
- The House Movers
- Vistalite Windows and Doors Taupo
- Yellow Fin Painting Ltd

## TRADE SUPPLIERS AND SERVICE PARTNERS

- Apex Valves
- Dux Industries
- DVS Home Ventilation
- House Transporters Ltd
- Kohler Englefield NZ Ltd
- Lighting Direct
- OCS
- Marley New Zealand
- Rheem New Zealand
- The Jones Family Business



charity HOUSE  
*project*

**TOI-OHOMAI**  
Institute of Technology

T 0800 86 46 46  
E [info@toiohoma.ac.nz](mailto:info@toiohoma.ac.nz)  
W [toiohoma.ac.nz](http://toiohoma.ac.nz)